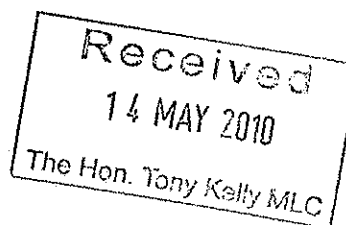


The Hon. Tony Kelly MLC
Minister for Planning
Level 34 Governor Macquarie Tower
1 Farrar Place
Sydney 2000



4th May 2010

Dear Mr. Kelly,

As Executive Committee members of Greenbank, we are part of the Australand Discovery Point Development at Wolli Creek and as such we would like to express grave concerns regarding the variations to the current development plan that have recently been lodged by Australand with your office.

The original plan, which consisted of 9 buildings, approximately 40,000 square metres of commercial space, 14,000 square metres of retail space, 23,000 square metres of parkland, 2 heritage buildings and the refurbishment of the existing Wolli Creek Station, has been approved by Rockdale Council and used to promote the area to potential buyers.

It now appears that Australand is prepared to deprive our community of its promised town centre by revising their plan and making sweeping changes, by replacing Site 3 – the shopping centre, supermarket and child care centre, with purely residential apartments. How can it be of state significance to deprive a community of these amenities?

The rationale used for this modification is no doubt centred around another proposal for a temporary warehouse style shopping precinct in an area quite removed from the station. This development proposed for 78-98 Arncliffe Street and 31-47 Princes Highway, is only a temporary one and will revert to high density housing after 15 years. What happens then? Are thousands of residents to be left with no town centre? Surely this is a recipe for disaster and the area, so deprived, will degrade into a high rise slum. Already there is evidence of this happening as a result of the lack of development in the vicinity of the station. The police have nicknamed it 'robbery alley' as a result of the high crime rate, facilitated by the general neglect in the area.

Surely the logical place for a town centre is near the very busy Wolli Creek Station. We can't bring to mind another similar station that doesn't have a shopping centre/commercial district as its focal point. Again we ask, how can it be an issue of state significance to deny this community of its essential life blood? Surely encouraging rail access to shopping centres is an issue of state significance, given our traffic congestion and parking issues!!

To deprive Wolli Creek of a town centre would only be pandering to greedy developers prepared to take advantage of a government desperate to provide housing. We understand the need for residential stock but believe that in this instance the gains, in the short term, will have terrible consequences in the long term.

Residents were promised a vibrant, thriving centre complete with 2 beautiful heritage buildings, parklands and the lovely Mt Olympus gardens, all overlooking the historic Cook's River. This is a unique area in an inner suburb of Sydney and poses a golden opportunity to maximize the natural beauty of the surroundings.

With the availability of such convenient transport and the proximity to the airport, the potential for further development in this area is endless. We are so close to the airport it would even be feasible to develop an airport satellite business district here, given the appropriate infrastructure.

Diversity and amenity make for a thriving community. Please consider the wishes of the residents and the council before bowing to developers who will move on without regard for those left to deal with problems of their making. We appeal to you, as our government representative, to please uphold and respect the original town plan for Wolli Creek.

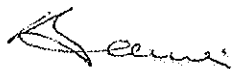
Yours sincerely,

Greenbank EC:

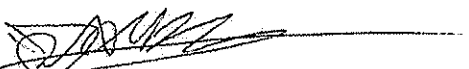
Vanda Quinn- Chairman



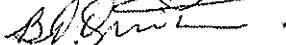
Roslyn Davies- Secretary



Albert Sun- Treasurer



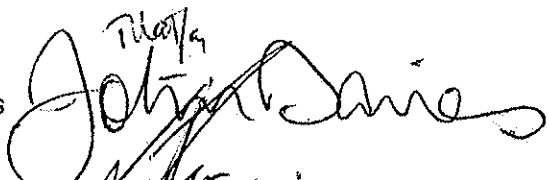
Beris Quinn



Mai Dang



John Davies



Nathan lei



Jetty Sun



Jenny Butler



Please address replies to:

Vanda Quinn (Chairman)
B411/4 Brodie Spark Drive
Wolli Creek
NSW 2205