



The Ponds Boulevard
The Ponds NSW 2769
Telephone 9629 1212
www.theponds.com.au

Dear resident,

I am writing to inform you about some upcoming developments adjacent to you.

As you are aware, Landcom and Australand are jointly developing *The Ponds* and are committed to providing facilities for the use of residents. To progress the development of these facilities, we have recently lodged a Development Application for a Community Resource Hub with Blacktown City Council. The proposed Community Hub will be located on Riverbank Drive adjacent to parklands and the proposed retail precinct. The proposal was lodged at Council on the 6th July 2011, and we would expect an approval before the end of the year.

The Community Hub (when complete in 2013), will provide for your use over 1100m² of community facilities such as meeting rooms, function rooms and related services. A community garden is also integrated into the project. The design and facilities of the hub have been developed following consultation with local residents, the community and Council.

Copies of the plans for the hub are on display at the sales and display centre located on Riverbank Drive and we encourage you to have a look.

Adjoining the Community Hub, there is provision for the development of a Retail centre on the corner of The Ponds Boulevard and Riverbank Drive. After consideration of the needs of *The Ponds*, and to cater for the long-term demand, an application to amend the existing LEP was lodged in June 2011.

If successful Council will place the application for the rezoning on public exhibition (advertising will be advised by the Department of Planning and Infrastructure), where residents and neighbours will have an opportunity to comment. Australand and Landcom will also support this exhibition by consultation activities.

The Retail centre is designed to be sustainable, with parking shared with the Community Hub and easy walking access. We consider it to be a key facility for *The Ponds* and to have minimum impact on neighbouring residents as shown by traffic and noise studies.

The details of these developments will be presented by Australand and Landcom at an information session to be held in the near future. Further details will be provided closer to the time.

The information session is the first of a series of opportunities for residents to be informed about and comment on the development of the Community Hub and Retail centre.

If you have any questions about these developments please contact Raymond Baksmati, Development Director, Land, Australand Property Group, on (02) 9767 2217 or by email rbaksmati@australand.com.au or Carmen Osborne Development Director Landcom, cosborne@landcom.nsw.gov.au If you would like to register for the Information Session please contact Denise Wilson of ID Planning on 8436 6210 or denise@idplanning.com.au

Yours sincerely

A handwritten signature in black ink, appearing to read 'C Osborne'.

Carmen Osborne
Development Director,
Landcom

A handwritten signature in black ink, appearing to read 'R Baksmati'.

Ray Baksmati
Development Director, Land
Australand Property Group

