

6 December 2016

NSW Department of Planning & Environment
Catherine Van Laeren
Director – Sydney Region West
GPO Box 39
Sydney NSW 2001

Dear Ms Van Laeren

1 CRESCENT STREET, HOLROYD NSW

At the request of the NSW Department of Planning and Environment (**DPE**), we provide the following submission, the purpose of which is to demonstrate the Planning Proposal's (**Proposal**) consistency with the strategic intent and vision in the "Draft West Central District Plan 2016" (**District Plan**) and "Parramatta Road Urban Transformation Strategy 2016" (**PRUTS**).

As at the date of this letter, we note that the Section 117 Ministerial Direction relating to the PRUTS has not been released.

In summary, we note:

1. It is clear in both these strategies that the vision and future intent is to facilitate a residential and employment land use change for the site;
2. The PRUTS is more specific with respect to planning controls and puts forward a different type and more dominant employment component to that of the Proposal, however the UrbanGrowth recommendations do not appear to reflect the key principles of the PRUTS, insofar as they relate to the site specific strategic merits and public benefits the Proposal will deliver. At our meeting with UrbanGrowth on 16 November 2016, it was confirmed UrbanGrowth did not consider the Proposal's strategic merits and public benefits in finalising their recommendations.
3. Based on our detailed evidence backed merit assessment, the allocated land use zoning by the PRUTS will inhibit and fail to deliver development outcomes consistent with its strategic objectives, and those in the District Plan;
4. In particular, the "B5 Business Development" zone will restrict the use to industrial, warehousing and bulky goods. This will create land use conflict and amenity impacts with the proposed adjacent residential uses, severely compromise accessibility and provision of public open space, generate traffic in excess of 50% greater than the Proposal, and based on the expert advice from Macroplan Dimasi and Colliers International is not viable or feasible and will result in the sterilisation of the site;
5. We have also considered the suitability of the "B6 Enterprise" zone suggested, and although we believe this zoning is misplaced, it allows for residential and mixed use development consistent with the Proposal; and
6. It is our strong view the Proposal puts forward more appropriate planning controls that will deliver a superior planning and urban design outcome, consistent with the strategic intent of the District Plan and PRUTS.

We would appreciate the opportunity to meet with you prior to the DPE finalising its review and recommendations to the Sydney West Joint Regional Planning Panel (**JRPP**).

Given the recent released of these strategies, and the history of our Proposal, we would also appreciate if we were given the opportunity to further address the JRPP.

Should you have any questions please do not hesitate to contact me on 02 8229 0388.

Yours sincerely,



KURT ROBINSON

FOR AND ON BEHALF OF TIBERIUS (HOLROYD) PTY LIMITED

CC. STEPHEN GARDINER (DPE)