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ATTACHMENT E

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LEYSHON CONSULTING

Suite 1106, Level 11
109 Pitt Street, Sydney
NSW Australia 2000

Telephone 61 2 9224 6111
Facsimile 61 2 9224 6150
ABN 12 003 203 709

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18 September, 2006

Mr Barry Gardner
Director
Proust & Gardner Consulting Pty Ltd
PO Box 132
LINDFIELD NSW 2070

Dear Mr Gardner

**RE: PROPOSED REZONING of LAND – RUPERTSWOOD ROAD,
ROOTY HILL**

We refer to your previous letters concerning the above matter. We understand Blacktown City Council (Council) has asked for advice concerning a recommendation made in the *Blacktown Commercial Centres Study* prepared by Leyshon Consulting Pty Ltd in 1999. The recommendation in question concerns an area of land zoned for commercial activity on Rupertswood Road at Rooty Hill.

In our 1999 study we identified a number of sites in Blacktown Local Government Area (LGA) which were considered doubtful as to whether they would ever be required for retail/commercial development purposes. The subject site on Rupertswood Road was one of these.

We understand the site in question is now being considered for residential development. In accordance with your request, we have reviewed our previous recommendation as well as changes which have occurred in the retail hierarchy in Blacktown LGA since 1999.

Changes since 1999

Since 1999 there have been some small changes in the retail hierarchy surrounding Rooty Hill such as the opening of a new Aldi supermarket at Mt Druitt on the northern side of the railway line to Rooty Hill but in reasonably close proximity to it.

There also has been some population growth between 1996 and 2001 in those census collector districts (CCDs) which immediately surround the subject site. For example, the population residing in an area bounded by the Great Western Highway in the south, Beaconsfield Road/Francis Road in the east, the railway line in the north and George Street in the west has increased from 3,545 persons to 4,423 persons. It is unlikely, however, there will be any further significant population growth in this area.



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This growth notwithstanding, the population in this area is insufficient to support even a modest-scale supermarket which might act as an anchor for a neighbourhood shopping centre. Moreover, any retail development in this area would only detract from the performance of the existing Rooty Hill shops adjacent to the Rooty Hill railway station and the Minchinbury shopping centre located to the south of the site.

Conclusion

From our review we conclude there is little evidence available which would cause us to change our opinion expressed in 1999 with respect to this site. Furthermore, the fact that the site has remained undeveloped since at least the mid-1990s (all the while being zoned 3(a) General Business) suggests the private sector assesses it to be unsuitable as far as retail and commercial development is concerned.

In summary, we do not consider that residents of this particular part of Rooty Hill would be significantly disadvantaged if the proposed centre is not constructed and the site is instead developed for residential purposes.

I trust the above comments are of assistance in relation to your review of the future options for this site. Please contact Peter Leyshon on 02-9224-6111 if further information is required.

Yours sincerely

LEYSHON CONSULTING PTY LTD

PETER LEYSHON
DIRECTOR.