

20 July 2009

The General Manager
Strathfield Municipal Council
PO Box 120
STRATHFIELD NSW 2135

Attention: David Hazeldine

Dear Mr Hazeldine,

RE: ADDENDUM TO REQUEST FOR EXPANSION OF SCOPE OF REZONING REQUEST TO INCLUDE 3 ADJOINING PROPERTIES - REZONING APPLICATION FOR LOT 8, DP 30405 (ORIGINAL REQUEST), PLUS LOTS 1,2 AND 3 DP 30405 (ADDITIONAL LOTS)

CORONATION PARADE, HILLCREST AVENUE AND HILL STREET, STRATHFIELD SOUTH

I refer to your letter dated 10 July 2009 regarding the abovementioned rezoning application for a property at located at Coronation Parade, Hillcrest Avenue and Hill Street, Strathfield South. The purpose of this letter is to supply the additional information requested in your letter. The matters are addressed in the discussion below:

Is there a Net Community Benefit

Your letter outlines the issue as follows: “ *Will the net community benefit outweigh the cost of implementing and administering the cost of the planning proposal? (section A 3) p5* ” eg: *undertake a net community benefit test.*

Response:

Section A3 of the Department of Planning’s recently released “*Guide to Preparing Planning Proposals*” outlines some principles for carrying out a Net Community Benefit Test. In particular it is noted that the assessments should be carried out “in a manner proportionate to the likely impact of the planning proposal”. In this regard it is noted that the proposal is only for a total of 4 small allotments and therefore only a limited analysis is required.

The original rezoning proposal explains in some detail the site history. The subject land was originally owned by Sydney Water and was used as a water and sewer maintenance depot. However, with the reduction in Sydney Water personnel during the 80's and 90's the depot had been closed and the existing buildings had remained empty for several years, leading to the site being declared surplus. The surplus depot site comprising lots 1,2,3 and 8 were sold at auction to Youma Constructions No. 2 (the current owners) in March 2006. Whilst the property comprising all 4 lots was sold with the existing special uses zoning under the Strathfield Planning Scheme Ordinance, the new owners were informed that a draft LEP was in place that intended to rezone the land to residential. Although three of the lots were in fact included in a active draft LEP at the time (proposing a residential zoning) one was mistakenly omitted from the draft rezoning process. This error was subsequently acknowledged and both Council and the present owner have always been in agreement that the land should be rezoned to a more suitable zoning now that Sydney Water have finished using the site.

The present owners clearly bought the land with the expectation of residential zoning development potential and it has simply been the planning process that has held up redevelopment of the site.

The current Special Uses zone is highly restrictive, enabling almost no development other than the original water uses. The site must therefore remain vacant until a rezoning occurs.

In terms of community benefit there is no advantage in the site being left vacant. For example:

- the inability to rent the existing buildings (due to the restrictive zoning) could potentially pose safety issues.
- Adjoining neighbours have an expectation of residentially zoned land and future development on these properties, particularly as a draft residential rezoning has already been mooted over 3 of the 4 properties in a previous DLEP;
- there is strong demand for new housing in the area and the proposed zoning will result in a number of new dwellings in a prime area of the Sydney Metropolitan Area; and
- redevelopment of the land will provide opportunities for creation of additional jobs during construction.

Accordingly it is considered that the net community benefit will substantially outweigh the cost of implementing and administering the cost of the planning proposal.

Social and Economic Effects

Your letter outlines the issue as follows: “ *How has the planning proposal adequately addressed any social and economic effects (section C10) p8*” e.g. *it is acknowledged that your report briefly refers to economic and social benefits however these need to be provided in more detail to address the Departments Requirements.*”

Response:

Effectively, with the site now in private ownership, the land is now sterilised for further use until a rezoning takes place. There is no environmental or other reason for the land to be sterilised, particularly given its prime position in a desirable local residential area in inner western Sydney. The owner purchased the site in 2007. There are ongoing costs associated with that purchase and no potential for any return on the investment whatsoever under the current zoning situation because of the lack of permissible uses. Besides restricting all future redevelopment the current zoning also does not allow for any uses for temporary leasing. Accordingly the site produces an ongoing cost with no economic benefit.

Re-zoning to enable a wider range of uses will encourage the economic use of existing services, transport and other infrastructure within the locality.

As also mentioned above, rezoning to enable a wider range of uses will have a beneficial social and economic effect in the locality since it will provide the opportunity to satisfy demand for a variety of residential and other uses within the district.

We trust that the above information will now enable you to prepare your planning report allowing Council to

Should you have any queries or wish to discuss the issues further please do not hesitate to call me on 9698 9865 or 0419 967 746.

Yours Faithfully

A handwritten signature in blue ink that reads "David V. Crane". The signature is written in a cursive, flowing style.

David Crane