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Ref: 130830

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Date: August 30, 2013

Department of Planning and Infrastructure
Oxford Falls Valley and Belrose North Strategic Review

Ref: 53 Little Willandra Road Cromer
Lot B, DP 358165

Dear Sir

We respond to the Oxford Falls Valley and Belrose North Strategic Review.

Our Client, the owner and resident of 53 Little Willandra Rd Cromer, Lot A DP 348156 and Lot B3 DP 358165 has requested us to prepare and lodge a submission on their behalf, regarding the Oxford Falls Valley and Belrose North Strategic Review.

The site is currently zoned B2.

Under this Zone classification and on behalf of our client we have been preparing a compliant development application for the development of housing for older people (independent living) on the referenced site.

This site is our client's primary asset and the planned development would provide our client with the financial wherewithal to support themselves. The proposed rezoning to E3 would result in a significant financial disadvantage for our client.

To this end our client has invested significant funds in the undertaking of preliminary site and design studies for the proposed housing for older people (independent living). The funds invested to date are significant, and failure to progress with the planned development would seriously disadvantage our client.

These site and design studies have included:

- Engagement of a Town Planner to establish the compliance parameters that would be required for the proposed development.
- Engaged Real Estate and Valuation advisors to prepare market evaluation case studies to provide an overall 'proof of concept' as well as establishing marketplace parameters to be used as an overall guide to the commercial viability of the proposed development.
- Engaged Environmental Engineers and advisors to ensure that the proposed development would meet all existing controls and be sympathetic to the site and local area environment.
- Engaged Civil and Hydraulic Engineers to undertake a site evaluation and prepare a detailed report on the site conditions and define the Civil/Hydraulic parameters affecting the proposed development.
- Engaged Electrical Engineers to prepare a detailed concept plan to supply and distribute electrical and communications services to the proposed development.

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- Engaged Traffic Engineers to undertake a detailed study and prepare a draft independent report relative to the proposed development.

Subsequent to securing adequate development funding, on our client's behalf we have engaged Architects, Structural Engineers and Quantity Surveyors who working in cohort with real estate advisors have substantially completed concept and option plans for housing for older people (independent living).

Compilation of documentation sufficient for lodgement of a compliant development application is expected to be completed within the next 6 months.

Over two thirds of the site has been previously cleared and used as a commercial chicken and egg production facility prior to the construction of a large residential house. The preliminary environmental reports undertaken show no sensitive or endangered flora or fauna that would be affected or endangered in the proposed development area. The sensitive flora and fauna sites would not be developed.

We note that council has consented to medium density units adjacent to the site on the northern boundary.

We request the Department of Planning and Infrastructure consider maintaining the zone as B2 to allow the partial development of this site for housing for older people (independent living). This would allow our client to realise the potential of the site allowed under B2 zoning. We also note our client would incur significant financial disadvantage if the site was rezoned E3, we request the Department of Planning provide advice and guidance on this matter. Our Client is deeply concerned regarding the rezoning and potential financial losses.

Yours sincerely

Andrew Brackin
Managing Director