

Anna Johnston - EXHIBITION--Carter street Urban Activation Precinct

From: Bernie Ansiewicz <bernie@smsdiesel.com.au>
To: "silvija.smits@planning.nsw.gov.au" <silvija.smits@planning.nsw.gov.au>
Date: 24/04/2014 4:01 PM
Subject: EXHIBITION--Carter street Urban Activation Precinct

Dear Silvija,

Will the following e-mail text submission suffice and comply ?
 If not, I will try again to register on-line else handwritten by post.

TO:
 The State Planning and Environment,

RE: Lots 4/5 DP546548 Hill Rd., Lidcombe.
 Depicted page 13 within Area 2 foreshore precinct
 also referred as R4 high-density foreshore reserve
 and designated O1 zone --building height 15m (4 stories)

I hereby present a petition to amend the zoning to allow increased height,
 for a mix of 6 storey (R) and 8 storey (T2).

The Exhibition proposal of 4 storey (O1) has no commercial viability due to
 the extreme peculiarities of the property Viz :

- 1) -- is contaminated, flood prone, and burdened with a battery of easements
 traversing the entire southern portion of the site, plus having extensive
 setbacks to both Haslams Creek and Arthur St. SWC, that combine to effect
 a BASIC development site having an irregular shaped footprint of ONLY 5-6,000 m2.
 Cost of works involved just for flood mitigation and contamination remediation
 and demolitions estimated circa \$5m. Detailed reports available.
- 2)-- Additional preliminary works to achieve a RESIDENTIAL development site per UAP DCP :
 - a) 400 lineal M of Gabion wall to Creek and Canal.
 - b) Excavation and disposal 1,000's of cubic M suspect filling also Tanking (waterproofing)
 required for underground parking.
 ADD another \$5M ?.
- 3)-- Core value of site AS-IS (warts and all) is \$10M, based on tenancy returns of \$650K+ net
 per annum (all virtually month to month tenures, albeit long-term aspirants).
 Tenancy Schedule with Occupation Agreements available.

Simply, a flag-fall cost of \$20M for a (O1) zoned Residential development site of 5-6000m2 has
 no viability.

Yet, being essentially vacant land, there remains a unique opportunity as well as enormous
 potential for an early-start high-rise residential/residential office development with an
 accompanying 10,000 m2 private nature area and facility for overflow parking , becoming the
 Precinct "cornerstone" and taking full advantage of water frontage and extensive views particularly
 to the north over the Haslam's lakes.

Since commencement of the Exhibition period I have been besieged by major high-rise
 residential developers with proposals to purchase the property but all subject to Due Diligence
 and rezoning that gives the necessary incentive Viz. increased height/stories.

Bernie Ansiewicz.

Owner/Director of S.A.W. Pty. Ltd and Truck Wreckers Pty. Ltd. --Owner of the subject property.

I have no objection for my submission as above being made public.

Anyone may contact me : 11 Parramatta Rd., Lidcombe 2141

0419 902 902

bernie@smsdiesel.com.au