

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 01 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 (01) 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 (01) 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

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