

Malcolm McDonald

From: Aladdin Elmir <aladdin@allpropertypeople.com.au>
Sent: Monday, 10 August 2015 4:46 PM
To: Katrina Burley
Cc: Malcolm McDonald
Subject: Ingleburn Submission
Attachments: redfern st submission1.png; ingleburn aerial final.png; ingleburn aerial2 final copy.png; Ingleburn Units workout sheet.xlsx

Good afternoon Katrina,

Thank you for taking the time on Saturday to discuss the plan with me. As discussed I have attached a map of Ingleburn CBD highlighting the consolidated sites that I know of. You will notice that there is quite a few. Please note that some of these sites have been sold and awaiting settlement (so they may not show as consolidated on title searches or rpdata searches). Because we are local real estate agents; we have been very active in selling most of these sites.

I understand that you may be getting bombarded with many submission, therefore I will make mine very straight to the point under the bellow 3 topics.

1. The expected number of units to be developed in Ingleburn

My submission is that the numbers are wrong; they are much greater. As indicated on the attached map, there are many developers buying and consolidating properties within the CBD region with a plan to develop the properties. There is talk that council is not receiving many multi-storey DA applications; the simple answer is ***that all the developers are waiting for the Ingleburn Structure Plan (and now the State Plan) in order to maximise on the amount of units they can build on their site.*** My other point is that we have recently sold properties (550 sqm blocks) for \$1 million!!! (I can provide addresses and proof of sale if required). As you would appreciate, this means that developers are here and they are ready to develop (which is what they do). – I have attached a table highlighting some on the consolidated sites and an estimate of how many units they can hold based on the current controls and different height restrictions.

2. The limited Retail Space indicated on the draft plan

Based on the above info and the fact that there is going to be a lot more apartments than what the draft plan currently indicates which will result in a lot more people living within Ingleburn; it is only normal that ***we need more retail space.*** Having a real estate office in the Ingleburn CBD, we get people almost daily coming into our office looking for vacate retail space – there is nothing available! People want office space and retail space. We have no boutique fashion stores, no decent restaurants; unless there is zoning implemented how can the developers build retail space?

3. The zoning of Redfern St and Parts of James St to Open Space

Please see attached an aerial shot of the area we are talking about. You will notice that approx. 70% of the area proposed to be Open Space consists on **Strata Title Property, Newly Developed Residential & a 3250sqm consolidated site (which has a DA approval for townhouses).** All this information was extracted from the Analysis that your department provided to the public. It seems very obvious that this area will never become open space. All that is happening is that the other land owners are becoming disadvantaged because of the zoning.

At the moment that area is a bit gloomy and can really do with some flashy development that will brighten it up. If anything, that area should be zoned for 7+ to encourage developers to take advantage of the larger lot sizes and build something fresh and appealing.

An open space in that neighbourhood and opposite the rail line will attract the wrong type of people. Families are not going to take their children to a park opposite a train line and couples wouldn't want to go for a walk to the sound of a roaring train passing by. ***It just doesn't make sense!***

As indicated in the documents provide by state planning, Ingleburn has plenty of open space and park areas. This includes walk ways, fields and parks. ***Ingleburn Needs Development, it doesn't need any more Grass!***

I hope this submission can give you another perspective on what the draft plan indicates. Feel free to contact me on 0468 999 919 if you wish to discuss this further.

I am even happy to organise a time for you to meet with the developers that have been buying the area up if you would like!

Please reply with confirmation once you have received this submission.

Kind regards,



Aladdin Elmir

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7, 9, 11
NORFOLK ST

50, 52, 56
CARLISLE ST

60, 58 CARLISLE ST
22, 20 NARDOO ST

39 & 37 NARDOO ST
90 INGLEBURN RD

10 & 12
PALMER ST

20 & 18
PALMER ST



12, 14
CAMBRIDGE ST

25 CARLISLE ST
1 CAMBRIDGE ST

8, 10
CAMBRIDGE ST

31, 33 & 35
CUMBERLAND RD

3 CARLISLE ST

LJ Hooker

KFC

9, 11 & 13
REDFERN ST

Address	Land area (sqm)	Approx. Number of units		
		at 4 stories	at 6 stories	at 8 stories
39, 37 Nardoo St & 90 Ingleburn Rd	1668	29	44	59
60, 58 Carlisle St & 22, 20 Nardoo St	2230	39	59	78
50, 52 & 56 Carlisle St	1625	29	43	57
7, 9 & 11 Norfolk St	2070	36	54	73
10 & 12 Palmer St	1300	23	34	46
20 & 18 Palmer St	1470	26	39	52
25 Carlisle St & 1 Cambridge St	1605	28	42	56
8 & 10 Cambridge St	1530	27	40	54
12 & 14 Cambridge St	1530	27	40	54
31, 33 & 35 Cumberland Rd	3830	67	101	134
3 Carlisle St	2100	37	55	74
9, 11 & 13 Redfern St	3250	57	86	114
35 & 37 Carlisle St	2452	43	65	86
1 & 3 Norfolk st + 52 & 54 Ingleburn Rd + 13 Nardoo st	3760	66	99	132
Total Units		534	801	1067