

**Submission Statement** to NSW Department of Planning (DoP)  
from Robert Scott & Sam Kassis, Directors of Grange Diamond Pty Ltd.

**Regarding proposed density reduction** affecting our land at 219 Grange Ave Marsden Park NSW.

5th July 2017

Dear Sir/Madam,

We write to voice our concern of the proposed density reduction in the immediate area of the Marsden Park local town centre and in particular its affects on our recently purchased land.

(confidential)

We recently became aware of a document released by the Department of Planning on Friday 19th May to say if a DA was not lodged by Monday 21st May, then Council would need to apply/consider the proposed density reductions when assessing a DA. Our site has a maximum proposed density of 35 dwellings (down from an expected 170 dwellings) which would cause the value of our \$7m land to drop to about \$1.4m.

I have attached two maps, one showing the current zoning/min density of 25dw/ha and the second showing the proposed densities. In both maps I show the location of our site and the "approved" DA sites in near proximity.

A number of sites in Grange Ave are already approved and therefore not affected by the proposed density changes.

We would appreciate a meeting with the DoP to discuss our concerns below;

1. If the proposed densities remain, and ignoring the economic viability mentioned below, there will be a maximum of 35 dwellings sitting on either side of a 170 dwelling lot (s) that are already approved.
2. If the density is to be reduced, then so should the height limit and other planning controls because you cannot build to the 14m height limit and reduce the density at the same time, otherwise you could end up with a very small building footprint compared to the majority of the Lot which would be left vacant.

2.

3. PLEASE NOTE THAT GRANGE AVE IS UNIQUE TO OTHER SUBURBS IN THE SYDNEY REGIONAL GROWTH CENTRES (SRGC) IN THAT EACH LOT SIZE IS APPROXIMATELY 1 HECTARE (Ha).

4.

(Confidential)

5. As further evidence that the economics will not work, there are a small number of 1ha lots currently zoned R2, with NO maximum density cap, located between Grange ave and Vine St. These lots are the only 1ha Lots zoned R2 in the entire Sydney Regional Growth Centre, not one of them has been bought or developed over the past number of years.
6. The proposed maximum density for R3 of 35dw/ha is similar to the proposed maximum density for R2 of 25dw/ha and remembering the R2 zone has not had a maximum density for a number of years and still not one Lot has applied for a DA, the reason is it's not financially viable. This is why this area is unique compared to the rest of the areas in the SRGC. If these proposed densities are applied to 1ha Lots, it is simply not viable and the Lots will not be developed at all.
7. Development should be encouraged given the current government infrastructure expenditure on nearby roads (Schofields Rd upgrade linking Marsden Park to Rouse Hill), train stations at Schofields and Cudgegong and the proposed future train station at Marsden Park.
8. Our site is located 400m from the 300ha Industrial and business Park at Marsden Park and it is critical that the SRGC plan provides residential accomodation for employees at the Park into the future.
9. Our site is located less than 100m from the Marsden Park local town centre.
10. The current median house price is sitting at a staggering \$1,151,000 obviously due to a number of factors, but the main ingredient is "supply" - there is not enough. The apartment prices in Marsden Park will be at the bottom of the apartment price bracket at around \$550,000. You cannot buy anything in western Sydney for this amount of money. By further reducing "supply" in this area, you reduce the affordability and opportunity for people to buy into the market and further increase the potential for homelessness. Have a talk to "Hawkesbury's Helping Hands" to understand the growing homelessness epidemic of ordinary people.
11. We recommend that the current density for the R3 zoned pocket along Grange Ave (East of Richmond Road) be left as is to reflect the existing densities of the surrounding DA approved sites and to encourage development in accordance with the SRGC.



Robert Scott



Sam Kassis