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Mr David Hobart
Managing Director
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SRW0000008-1

Dear Mr Hobart

I refer to your recent letter in relation to the former Air Services Australia site at The Northern Road, Cranebrook.

To allow a site of this nature to be converted to residential use would in the first instance necessitate a decision by the Minister for Planning, on the advice of the Department, to include it on the Metropolitan Development Program (MDP).

In January 2006 the Director General of the Department wrote to all Councils in NSW advising them of the Government's intention to ensure that all new land releases are approved subject to meeting Sustainability Criteria and the application of an appropriate regional infrastructure contribution. This approach is intended to complement the arrangements the Government has put in place for the bulk of all new metropolitan land releases to occur in the North West and South West Growth Centres.

New land release proposals will only be added to the MDP if they meet the Sustainability Criteria contained in the Metropolitan Strategy. Exceptions to this include releases which:

- are identified in a regional or sub-regional strategy; or
- will be a significant employment generator; or
- have already commenced a rezoning process (i.e. they have commenced an LEP under s54) as at 26 October 2005.

All other land currently on the MDP will also be subject to meeting Sustainability Criteria before it is nominated for land release and can proceed to rezoning.

In addition to the need to meet Sustainability Criteria, it is intended that all future greenfield release area rezonings in metropolitan Sydney will be levied at comparable rates to those set in the North West and South West Growth Centres. This includes land releases which have commenced an LEP under s54 (and are otherwise exempt from the new Sustainability Criteria). The aim is that development contributions will substantially or fully fund all regional infrastructure costs associated with land releases in the future.

The former Air Services Australia site does not meet any of the exemptions established for inclusion on the MDP. If you wish this matter to be further considered for inclusion on the MDP it will be necessary for you to address in detail the Sustainability Criteria included in the Metropolitan Strategy. For your information they can be found at page 282 of the Metropolitan Strategy Supporting Information.

It should be pointed out that the combination of existing MDP sites and the growth anticipated to be accommodated within the North West and South West Growth Centres is expected to meet the requirements for greenfields development required by the Metropolitan Strategy. The inclusion of additional sites while not strictly precluded by the process outlined above, is only likely to occur in exceptional circumstances. Your submission does not demonstrate such exceptional circumstances.

Yours sincerely

Andrew Watson
Regional Director
Sydney West