

The topographical relief or elevational difference between Station Street and Wollongong Road averages 6 metres and the existing traffic patterns offer significant advantages in planning and designing high density, multi level housing.

Vehicles could enter and exit Wollongong Road and minimal (or zero) excavation would be required to provide up to 3 levels of parking below the existing levels of Station Street. Residents could leave their apartments via Station Street for the short walk to Arncliffe Station.

A mix of activities in Wollongong Road including Arncliffe Oval and small businesses on the corner of Kelsey Street and Wollongong Road benefit from the current pedestrian path that links the ends of Belmore and Kelsey Streets.

The far greater distance to Broe Street would suggest a similar benefit of a through-site link towards the western end of our potential site.

The provision of such a link, if combined with an appropriately proportioned, well-designed landscape zone, could considerably enhance neighbourhood and urban design quality. The provision of this link could be rewarded by the potential development receiving a 'bonus' or increased floor space ratio (FSR).

Conceptual development models have been tested using the Department's proposed FSR of 2:1. Preliminary economic feasibility analyses involving consultation with appropriate organisations including Colliers International indicate economic benefits to be marginal based on current and potential sale prices for individual houses in Station Street and Wollongong Road (refer attached letter from Mr Michael Sullivan, Colliers International).

Extrapolation of the yield of potential development sites indicates that an FSR closer to 3:1 might be required to ensure development able to deliver good quality urban design outcomes. Almost certainly not less than 2.7:1.

The proactive approach by the group towards amalgamating their sites puts them in the position to enable advanced considerations of their proposal for an FSR greater than that broadly proposed for the Arncliffe precinct.

In conclusion, we strongly support the proposed redevelopment and reiterate our conclusion that higher FSRs should be considered.

Yours faithfully



RON POWELL