

To whom it may concern,

We write this letter to you to challenge the latest zoning changes to the Banksia precinct that is currently on display at the council chambers of Bayside West Council.

We are the owners of 282 Princes Hwy Banksia, and currently within the area there are a lot of businesses that have opened and closed due to poor sales due to lack of parking and amenities/facilities, which has led to us struggling to keep our the property tenanted. This has resulted in us unable to renovate or upgrade the state of our property, and the new zoning inhibits us to be able to do so in the future.

With new properties being built around us it is only making our properties look worse and we cannot see it helping the image of Banksia, or contributing to the municipality of Rockdale. It has not worked for us as a commercial property and we cannot see how it being left as commercial precinct could be of any further benefit.

As you drive along Princes Hwy from the City through Wolli Creek, then Arncliffe to Rockdale you can see the mixed development of high rise apartments and also mixed use apartments e.g. shops under apartments. All these areas are thriving and bustling residential and business hubs with a mixed use, but as you enter Banksia it's a ghost town, and businesses and investment owners like ourselves are running at a loss and struggling to keep our heads above water with the properties in their current state.

As the property is located close to the train station, our property is in a prime location for tenants to access the city and other areas, and we feel the opportunities that residential zoning offers will be jeopardised due to the proposal for only commercial zoning.

We feel the Department of Planning need to reconsider the current proposal that is on display. We would also like to request in writing an official response for the justification of the current proposal for our property in Banksia.

Yours Sincerely,

Louis and Kala Lengyel.