

Bayside West Precinct Booth/Bonar Streets



Submission in relation to Bayside West Precinct Plant : -The rezoning of parts of Arncliffe/Banksia and specifically in relation to Block DP974988 – the block of 17 properties bounded by Knoll, Bonar Thompson and Booth Streets Arncliffe.

BAYSIDE WEST PRECINCT - REZONING

Dear Sir/Madam

SUBMISSION ON BAYSIDE WEST PRECINCT

As one of the owners of a property in Block DRP974988 of the block enclosed by Booth, Thompson Bonar and Knoll Streets we wish to express our support for the rezoning of this block as high density residential development (priority area for rezoning).

This submission is in line with the submission which we have made as part of the group of owners of this block

There are a number of reasons in putting forward our submission and in asking for a higher FSR than the nominal FSR indicated by council in its proposal to zone this block as R4 High density residential development (priority area for rezoning).

1. Finalise Rockdale Council's draft zoning proposal, which has been in the public arena since 2011.
 2. Allow the objective for high density residential development in the rail corridor to be achieved
 3. Optimised Outcome: Recognise that a solution whereby the whole block of 17 properties (6500sq Metres) is made available for redevelopment would result in a vastly better quality urban development than if the block is divided into a small number of fragmented properties.
 4. Take into account the nature and features of the block (DRP974988)
-

1 Finalise Rockdale Council's draft zoning proposal.

The proposal to rezone this block DRP974988 as high density residential by Rockdale Council has, we believe, been pending since 2011.

- As this block is adjacent the Wolli Creek development zone (Rockdale Development Control Plan No. 62 developed in 2006) and given that the east side of Booth and Monk Streets have been rezoned there is a high expectation that this block will be rezoned to high density residential development.
- This expectation that the block will be rezoned as high density development has also resulted in a number of opportunistic parties seeking to exploit older residents or residents with poor English skills to sell their properties.

The lack of a decision on this matter has resulted in a situation where residents are reluctant to do work on their properties and surrounds if this work is soon to be demolished. Given that the rezoning proposal was made by Rockdale Council it may be that Rockdale Council also has deferred improvement work in this area until a rezoning decision is made by NSW DP&E

2 Rezoning will allow the objective for high density residential development in the rail corridor to be achieved

The NSW DP&E Plans for the Bayside West Precincts state that "Accommodating higher density residential development adjoining areas already developed for high density development to create an appropriate transition in built form and character. This includes the northern parts of the Arncliffe precinct adjoining the Wolli Creek and Bonar Street precincts". To date the developments have been around Wolli Creek Station and to the East Side of the rail line

where relatively inexpensive land has been available. On the east side of the rail line development has been slower as rezoning has been slower to take effect and the higher cost of residential properties means that the less expensive Industrial land would be developed first. However the Bayside West Precinct Plan has identified that the "Princes Highway Corridor has been identified for high density residential development due to its proximity to the Arncliffe railway station. Development within these areas could include residential apartments of between 6 and 8 storeys with towers of up to 22 storeys in appropriate locations".

Rezoning of the Block (DRP974988) is consistent with the development to date and the intention of NSW DP&E as outlined in the Bayside West precinct Plan

3 Optimised Outcome

There is a potential to achieve a good outcome whereby the objectives of the Bayside West precinct Plan and the objectives of the residents can be achieved with a high quality outcome. A good outcome would represent a single integrated site with amenities for the residents eg children's play areas- a poor outcome would be a fragmented collection of small blocks of units. .

The Block (DRP974988) represents an area of 6500square metres which is large enough to allow some community offsets while allowing for residential properties of 8-12 stories which is consistent with the Bayside West Precinct Plan in the Rail Corridor, For the residents the current value of the 17 properties is in the order of \$17 million which represents an FSR of approximately 1.5 (assuming 1850/square metre). An FSR of 2.0 which is the nominal FSR applied under the Councils proposed R4 rating would provide

little to no incentive – the uplift amount would be taken up in fees commissions and stamp duties, and residents would still have to find accommodation of equal amenity. An FSR of 2 would value the Block at \$24 million whereas block of a smaller size have sold for considerably more.

Clearly the proposed R4 rating with its FSR of 2 is a nominal rezoning rating until a more definitive position is developed. The very amenity which makes these properties a priority for high density residential development also makes them increasing valuable in Sydney's residential market and also makes them more valuable to the residents as places to live. The owners have informed themselves of the details of the Bayside West Precinct Plan, general FSR calculations and details of the sales and developments surrounding the block and across to the east side of the railway.

The residents are firmly of the view that unless an FSR of 3 is established there is little possibility of the block being sold as a parcel of 6500 square metres. A lower FSR eg 2.5 may entice some residents to take advantage of the option to sell for high density development but this will likely result in some poor quality blocks of 6 units or so at either ends of the block.

Rezoning the block with an FSR of 3 will allow greater opportunities for offsets and enhanced amenity

- Monk Avenue and the properties to the south of Monk Avenue could be integrated into the Block (DRP974988)
- Bidjigal Rd could be extended to join Wollongong Road

The larger block could accommodate mixed use, public amenity consistent with the Bayside West Precinct Plan

4 Take into account the specific nature of the block (DRP974988)

- Overshadowing – The block (DRP974988) is surrounded on 3 sides by parcels of land that have already been zoned for high density development. These parcels are in areas where a height of 22 metres is theoretically possible.
 - The block (DRP974988) lies to the east of Bonar Street which the Bayside West Precinct Plan clearly identifies as a divide between the residential areas to the east of Bonar Street and the high density areas and rail corridor to the east of Bonar Street. The photograph on the cover of this submission shows distinction very clearly.
 - There are a number of advantages associated with the location – the area is slightly higher than surrounding areas, presenting less risk for development, the area is well away from restricted flight areas. The associated amenities (highways, freeways, train lines, schools, airport) have been well covered in the Bayside West precinct.
 - The individual landholdings are small – typically 350 square metres. Many of the residents are older and have lived in their homes for many years – we have been here 37 years and others for over 50 years. Up to this point most of the development has been on unused industrial land with fewer complications. Dealing with older residents who have a strong attachment to their homes does require transparency and trust. If
-

Council/DP&E eventually intends to allow a FSR of 3.1 and 8-12 stories this should be made clear at the outset.

In summary we urge the NSW Department of Planning and Environment to rezone the block for high density residential development, and to grant an FSR of up to 3.1.

We realise that we do benefit by making such a submission, however the community and the Council and NSW DP&E will also benefit as a result of an outcome of higher quality and amenity.

There are places in Sydney (eg between Port Botany and Maroubra) where greater consideration of the quality and amenity of the high density residential developments would have resulted in a much better outcome for residents.

These outcomes include secure areas for children to play, and other amenities within the development (eg gymnasium, pool etc) as well as nearby access to community services and shopping. Without the opportunity to work with a large integrated development, which can have a higher FSR, a developer will find it difficult to prepare a good outcome, which is acceptable to the various stakeholders

We are not making a submission in relation to the more extensive zoning of Arncliffe and Banksia in the Bayside West Precincts plan as this extensive rezoning would have complex ramifications for transport and community services. This submission is intended to deal with the proposed zoning of block of Booth/Bonar Street (DRP974988) in the North Arncliffe rail corridor.

Submitted by a property owner in Block [REDACTED]
