

Resident Amalgamation Notice

7600m2 Island block (bordered by Wollongong Rd, Bonar St, Hirst St, and Kelsey St, Arncliffe)

Attention: Arncliffe Priority Precinct Town Planners

To whom it may concern,

We are sending this letter to formally notify NSW State Planning that the property owners of the Arncliffe block bordered by Bonar St, Hirst St, Kelsey St and Wollongong Rd have amalgamated.

As it stands our block already neighbours high-density development and based on the recently released Bayside West Precinct rezoning plan, our site will border more future high-rise residential apartments. Once this happens our block will be surrounded by high-rise residential developments along three of its four boundaries, specifically: Bonar St, Hirst St, and Wollongong Rd.

Over the last two years our block (approximately 7600m2 in size) has been repeatedly targeted by numerous property developers and estate agents, which are looking to buy in the Arncliffe precinct to capitalise on the Department of Planning and Environment's 'A Plan for Growing Sydney' Policy.

As residents we are aware that NSW State Planning has recently released their proposed master plan for the Arncliffe Priority Precinct. As it stands, our island block has been identified for rezoning to High Density Residential with a proposed 'Floor to Space' ratio (FSR) of 2:1. As residents we are in full support of the rezoning however, we have decided to come together through an amalgamation with the primary intent being to maximise our property values and minimise the likelihood of being taken advantage of from opportunistic property developers.

It is our consolidated opinion that any would be developer/purchaser of our properties will most likely look to lobby Local Council to further increase the planned 2:1 FSR to a higher FSR which would support greater density. With this the case we would like State Planning to look favourably on our block and consider assigning it an FSR greater than 2.0.

After talking to many independent consultants, town planners and commercial agents, we have been advised that our block has the potential to easily accommodate/fulfil an **FSR of 3:1**.

The block has many appealing attributes for both developers and end/unit purchasers/investors, specifically:

1. Our block is a flat, freestanding island development site bordered by four wide roads (one being a main transport corridor i.e. Wollongong Rd, which gives direct access to Princess Hwy).
2. Our block is within walking distance of three metropolitan train stations, specifically:
 - a. Arncliffe Station < 300m.
 - b. Turrella Station < 800m, and
 - c. Wolli Creek Station < 900m.The above stations allow access to all of Sydney (North, South, East and West).
3. Our site can be quickly developed due to it being flat with minimal neighbouring disruption as an island block, bordered by wide streets/roads.
4. Our site neighbours other successful developments that have sold their developed stock, and confirmed the underlying geo-properties of the area – specifically the Meriton Bonar St Development.
5. Our site can comfortably support a higher FSR and is perfectly positioned to do so – specifically through its size and location.
6. Our site is within close proximity to major road corridors and parks, which again further support it being an ideal location for greater density.
7. Our block will always appeal to property developers, as it is in a prime location, which will attract future apartment owners, residents/renters (resulting in fast sale turnaround times).

In summary, as residents we have amalgamated as one site. We are a freestanding island block ready to be developed subject to suitable/appealing development controls - which will make the sale of the properties favourable for the residents. With this the case, we feel that should State Planning look at our current situation, surrounding environment, and support our push for more density by issuing a higher FSR (3:1), we are confident

Map of relevant Arncliffe block (potential development site)

