

I am the owner of the property [REDACTED] I would like to propose to include the block 85 – 105 Wollongong road Arncliffe in the LEP as the properties are currently commercially zoned, part of the Wollongong road centre and my property will also be hurt by a significant devaluation and a decrease in current attractiveness to a developer.

I only propose to match the planning controls on the opposite side of the Wollongong road retail centre which would retain the current B1 zoning, increase the FSR from 1:1 to 2:1 and increase the height limit from 13 metres to 16 metres which is supported and within the Airport's proposed height limit for 85 – 105 Wollongong road (20m above ground level) and within the listed up to 5 storey shop-top housing for Wollongong road centre in numerous diagrams, and also in the description for the Wollongong road local centre in the link below states "development up to 6 storeys and retail uses and outdoor dining at lower levels." The link below will also show the airports proposed heights.

3. PROPOSED DEVELOPMENT HEIGHTS

FIGURE 3.1

<http://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/Bayside-West-Precincts/~media/CA5CFA449F454DF79666EF1EAE961AB7.ashx>

FIGURE 6.1 PAGE 26

<http://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/Bayside-West-Precincts/~media/ABDF3926766E4304A8BACF23B03A4856.ashx>

The properties are well within the 800 metre radius, they are all located within 600 metres radius to the Arncliffe station entrance

The properties are listed in the draft plans as being part of the Wollongong road local centre and containing an active frontage. They have always been a part of the Wollongong road centre and always had the same FSR and height as the rest.

As with the flooding none of the properties are affected by any direct flooding, while on the other side of the Wollongong road retail centre numerous properties are directly affected by flooding mostly opposite the park, in the block that contains 45 – 49 Wollongong road and the properties behind them which happen to be on the Arncliffe park side of Wollongong road have been rezoned to high density residential, 2:1 FSR and 22 metres height with numerous properties being significantly affected by flooding.

SECTION 3: KEY CONSIDERATIONS

FIGURE 11: INDICATIVE FLOOD DEPTHS ARNCLIFFE, 1% AEP EVENT 120MM DURATION

<http://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/Bayside-West-Precincts/~media/AE2FFAF9362D420D9F320A2D79143A65.ashx>

The block would facilitate both residential and job growth in the Arncliffe precinct and will also add to a vibrant centre in the Arncliffe Park precinct. Retaining the current height and FSR controls will devalue the properties as the price per square metre decreases due to a large supply of development properties in a current low supply area and with the B1 zoning having to also include commercial amongst residential which sells at far less than residential apartments and would therefore make it less attractive for developers as there is a large supply of R4 2:1 and 2.2:1 in the area which is far more attractive to developers.

None of the 9 properties located in 85 – 105 Wollongong road are affected by heritage while a property on the other side of the Wollongong road retail centre is a heritage listed property.

The property itself is currently worth more to a developer than a normal outright buyer, the devaluation will be no less than 15% more likely around 20% or possibly more depending on how the market reacts if the block does not match with the rest of the Wollongong road centre's planning controls, it would also lose all attractive value.

-Wollongong Road Local Centre-

"The purpose of this is to promote the park as a community focal point and provide for a range of small scale local retail and services close to where people live. It is recommended that amendments are made to the Rockdale DCP to require new development within this area to be built with an active frontage that positively addresses the park edge."

<http://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/Bayside-West-Precincts/~media/3AAD106BF1EC4A3EAE83B63095E3ABDE.ashx>

In numerous diagrams and documents show the commercial on the other side of Wollongong road listed as "Arncliffe park neighbourhood - future opportunities for medium to low rise residential development." the same as 85 – 105 Wollongong road yet the properties have had their planning controls increased.

SECTION 4: REZONING PROPOSAL

FIGURE 24: PROPOSED PEDESTRIAN AND CYCLE NETWORK

<http://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/Bayside-West-Precincts/~media/3AAD106BF1EC4A3EAE83B63095E3ABDE.ashx>

6. PREFERRED DEVELOPMENT SCENARIO

<http://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/Bayside-West-Precincts/~media/ABDF3926766E4304A8BACF23B03A4856.ashx>

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<http://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/Bayside-West-Precincts/~media/C4D8E4D316304B30BD61C57D5DFD184E.ashx>

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<http://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/Bayside-West-Precincts/~media/C4D8E4D316304B30BD61C57D5DFD184E.ashx>

The following document from the new draft LEP will show that the properties are listed as part of the Wollongong road local centre and containing an active frontage on page 65 in numerous diagrams and the same as the opposite side of us in the centre, in those same diagrams it shows the current shops opposite the block are not included in the precinct boundary yet have had an increase in their planning controls in FSR and height.

<https://majorprojects.affinitylive.com/public/b7ac0c471b12668c4cddb1a1039cfad2/DR-AFT%20Rockdale%20DCP%202011%207.6%20Arncliffe%20and%20Banksia.pdf>

Page 7

<http://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/Bayside-West-Precincts/~media/CDB3AB26A28A45E1925E9816693E2E7D.ashx>

“Neighbourhood shops and cafes should be encouraged at the lower levels of new residential buildings on Wollongong Street, where they will activate the park and reinforce this street’s role as a local centre.”

<https://majorprojects.affinitylive.com/public/e7b87931eb0be7340ef7c89819278ee9/2.2%20Appendix%20N%20Urban%20Design%20Report%20Part%204.pdf>

Below is the thriving town centre program for Wollongong road which states in the SRV operation plan that the current retail area would be upgraded, this was introduced and supported by the council.

“Implement the upgrade of Wollongong Road retail area with SRV funding in 2016/17.”

PAGE 37 (UNDER 2016-2017 ROW)

https://www.ipart.nsw.gov.au/files/fee44e6a-e6c8-4db8-ae81-a2dc0121781f/Delivery_Program_2013-2017_Operational_Plan_2013-2014.pdf

With all the supporting documents how could there be any justification by increasing the controls on the opposite side of the Wollongong road centre which are directly affected by flooding and heritage listed properties and leave 85 -105 Wollongong road out which are not directly affected at all and are listed as part of the Wollongong road centre and always been part of the centre, which would also lead to a significant devaluation in our property 97 – 101 Wollongong road, I believe the properties should have what is fair and consistent with the Wollongong road centre which would be to only increase the planning controls to what has been proposed for the Wollongong road centre (2:1 FSR and 16 metres height).