

Dear Sir/Madam

## **SUBMISSION - BOOTH AND BONAR STREET PRECINCT INCREASED FSR**

We are writing to express our support for the Bayside West Precinct rezoning plan, which will provide much-needed housing to the inner city suburbs of Arncliffe and Banksia. Our properties are identified in the proposal to be rezoned to allow for high-density residential. All the respective landowners of the block encompassed by Booth Street, Thompson Street, Bonar Street and Monk Avenue (attachment 2) have organised numerous meetings to discuss the rezoning plan and possibility of amalgamating all our individual lots into one larger lot with a total area of approximately 6,500 m<sup>2</sup>. During all the meetings held between the individual property owners the feedback has been positive towards the amalgamation from all the residents that attended the meetings. The property owners agreed that it would be beneficial to sell together as a united group and agreed that the proposed rezoning with the suggested FSR would be inadequate to provide an incentive to sell our homes for not much more than the current market value. All owners except one (15 of 16 landowners) have signed this submission requesting a higher FSR in order to encourage the group to sell as a block. We would be happy to meet the Department of Planning to discuss the rezoning of the Booth and Bonar Street precinct. We believe that the Department of Planning should consider altering the proposed FSR for the rezoning to make it more attractive for landowners to sell their properties as well as providing greater incentive for potential developers to develop an amalgamated block.

### **Current Planning Proposal**

Currently the planning controls for the block are as follows:

- R4 – High Density Residential
- Maximum Height – 22m
- FSR – 2:1

### **Requested Planning Outcome**

The proposed zoning of R4 High Density is appropriate for the Booth and Bonar Street precinct as it is directly surrounded to the east, south and west by high density developments (as shown in attachment 2) which have a variety of FSR values. We therefore request a higher FSR of 3:1 for the amalgamated block and an appropriate height to match the FSR.

### **Justification of the increased FSR**

- The amalgamated larger lot would be approximately 6,500 m<sup>2</sup> and would provide a greater incentive to developers given its size and four street frontages. There is potential for a well-planned development that takes advantage of this.
- We believe that the proposed FSR of 2:1 would result in the fragmented nature of smaller developed lots sprinkled with the odd residential dwelling. This would present a dysfunctional streetscape presence compared to an amalgamated lot that has a blank canvas to work with and designed appropriately with no restrictions from isolated properties. As discussed earlier most property owners are keen to work together as a group to achieve the best possible desired outcome for themselves the developers and council and the department of planning. We believe an increased FSR would achieve this.
- The subject site benefits from its proximity to a wide range of services and facilities which will support the increase in residents in the area:

### Public Transport and Roads

The site is located close to three train stations: Wolli Creek (interchange station serviced by high frequency trains on the Illawarra Line and Airport Line), Arncliffe (serviced by Illawarra Line) and

Turrella (served by Airport Line). There are established bus routes with stops nearby at Wollongong Road and Loftus Street (both served by route 422 to Rockdale and Campsie), Wolli Creek station (route 348 to Bondi Junction via UNSW) and Princes Highway (Route 422 to Kogarah, Rockdale and Martin Place stations as well as University of Sydney). The proposed bus route from Miranda to Bondi Junction via Arncliffe will provide further transport options for future residents. The site is close to the M5 entrance at Arncliffe, Princes Highway and future Westconnex M5 duplication. This presents an ideal opportunity to provide high density housing in an accessible and convenient location for future residents, given the public transport options nearby. The subject site is also very close to both the Domestic and international airports.

#### Emergency Services

The site is very close to Arncliffe Fire Station. The closest police stations are located in Kogarah and Marrickville.

#### Education

The locality is also well accommodated with a variety of schools that would comfortably accommodate new families moving into the area. This includes:

##### *Schools*

- Arncliffe Public School
- St Francis Xavier's Catholic School
- Arncliffe West Infants School
- Undercliffe Public School
- Earlwood Public School (Opportunity Class)
- Marrickville West Primary School
- Al Zahra College
- Kingdom Culture Christian School
- Tempe High School (Part Selective)
- St George Girls High School (Selective)
- School proposed at Cooks Cove (Arncliffe)

##### *Childcare centres*

- Kinderoos
- Macedonian Community Childcare Centre
- Busy Bee Long Day Child Care Centre
- Do Re Mi Long Day Care Centre
- Integricare Childrens Centre Turrella
- Betty Spears Childcare Centre Tempe
- Guardian Early Learning Centre Tempe

##### *Tertiary Education*

- St George TAFE Kogarah
- University of NSW (348 bus route goes directly to university from Wolli Creek station)
- University of Sydney (422 bus route goes directly to university from Princes Highway Wolli Creek)

#### Religious Establishments

The locality is also well accommodated with a variety of religious establishments that would comfortably accommodate new families from a variety of religions moving into the area:

- St Marks Coptic Orthodox Church
- St David's Anglican Church
- Bay City Church
- Life Centre
- Presbyterian Church
- St Mary MacKillop Catholic Church
- Masjid Fatima Al Zahra Mosque
- Masjid Darul Imaan Mosque

#### Parks and Recreation

The local area is also well serviced by local parks and together with the additional open spaces proposed by the rezoning. There will be ample open outdoor recreation areas to accommodate new residents moving into the area.

- Arncliffe Park
- Cahill Park
- Barton Park
- Discovery Point Park
- Bonar Street Park
- Tempe Recreation Reserve
- Kendrick Park
- Kogarah Golf Course
- Rowers on Cooks River
- Col Jones Swimming Centre Tempe
- Angelo Anestis Aquatic Centre Bexley

#### Medical Services

The area is also well serviced by local doctors and dentists, and is very close to the St George Public and Private Hospitals. The Kogarah health precinct also has a variety of specialist medical consultants and services to accommodate new residents moving into the area.

#### Community Centres

- Arncliffe Library
- Rockdale Library
- YMCA Arncliffe
- Coronation Hall Arncliffe
- 3 Bridges Community Centre Arncliffe

#### Shopping, Dining and Services

- Woolworths and Dan Murphy's at Wolli Creek
- Orange Supermarket Wolli Creek
- IGA Supermarket Arncliffe
- Firth Street and Wollongong Road local shopping (Arncliffe)
- Cafes and Restaurants at Wolli Creek Village Square
- Variety of other shops and services at Wolli Creek
- Rockdale Plaza Shopping Centre
- Marrickville Metro Shopping Centre
- IKEA Tempe



- An amalgamated lot with four street frontages would provide for a more accessible site during construction that would result in less interruption to existing local residents and less street closures during the construction period.
  
- The requested rezoning would be consistent with the following government strategies.
  - NSW Government's 'A Plan for Growing Sydney'  
The proposal is consistent with the government's goal to provide homes closer to jobs as our block is close to the Global Economic Corridor which includes Sydney Airport (less than 2km away) and the CBD (10km away). The plan identifies accelerated housing development in the priority precincts as well along transport corridors. Our block is part of a priority precinct and along the Illawarra and Airport railway lines.
  - Southern Sydney Regional Action Plan  
Supports the southern region goal of building 'liveable and sustainable cities connected to transport'.
  - Greater Sydney Commission's Central District Plan (Draft)  
The Greater Sydney Commission plan identifies the need for large volumes of development across Sydney to address the undersupply of housing. 100 000 homes will be needed in order to address the supply issues and encourage more affordable housing. Bayside Council alone needs to provide 10 150 new homes from 2016-2021 and this site provides an excellent opportunity to contribute to this goal by providing high-density housing on a large site.
  - Former Rockdale Council's Community Strategic Plan (2013-2025)  
Meets objective of providing affordable housing as well as sustainable development with good links to the rest of the city.

## Conclusion

The proposed rezoning will be positive for the Arncliffe and Banksia Precinct, but it is our belief that the block should have a higher FSR to achieve a positive outcome for all concerned. We believe that a greater FSR will provide landowners the incentive to sell together as a whole as well as provide potential developers with a larger site that is economically viable. This in turn would also help the state and local governments in achieving the housing targets for the local area and Sydney to address the housing undersupply and the problem of housing affordability. As stated earlier the amalgamated lot is close to public transport is well serviced by schools, local parks and medical services. Given the above reasons the locality can comfortably accommodate an increased FSR. We thank you in taking the time to consider our application and look forward to a favourable outcome.

Yours sincerely,

The neighbours of Booth Street and Bonar Street

**Note:** We do not want our names and signatures to be made publically viewable.

## Attached separately:

Attachment 1: Block Plan

Attachment 2: Overview of Site Location