

2 March 2017

Department of Planning & Environment NSW  
320 Pitt St,  
Sydney, NSW 2000

ATT: Ms. Carolyn McNally

**Re: Submission Land Use and Infrastructure Strategy for Bayside West Precincts  
Property: 52-54 Forest Road and 56 Forest Road, St David's Church.**

Dear Carolyn,

We support the vision behind the planning proposal and applaud the positive impact it will have on Bayside West Precincts.

The core aims of St. David's Anglican Church align with the vision of your proposal: we seek to make multicultural connections within the local community and ensure a strong social-support network is built for all residents. Our church and services are an established community facility, already creating a positive impact within the Bayside area.

### Sites Location



[Location Plan]

Our sites are located on the southern side of Forest Road on the eastern and western corner of Forest Road and Pitt-Owen Avenue. The current locality is a Low Density Residential area with a single storey house on no. 52-54 Forest Road and St David's Church on no. 56 Forest Road.



[Photo – St David's Anglican Church]



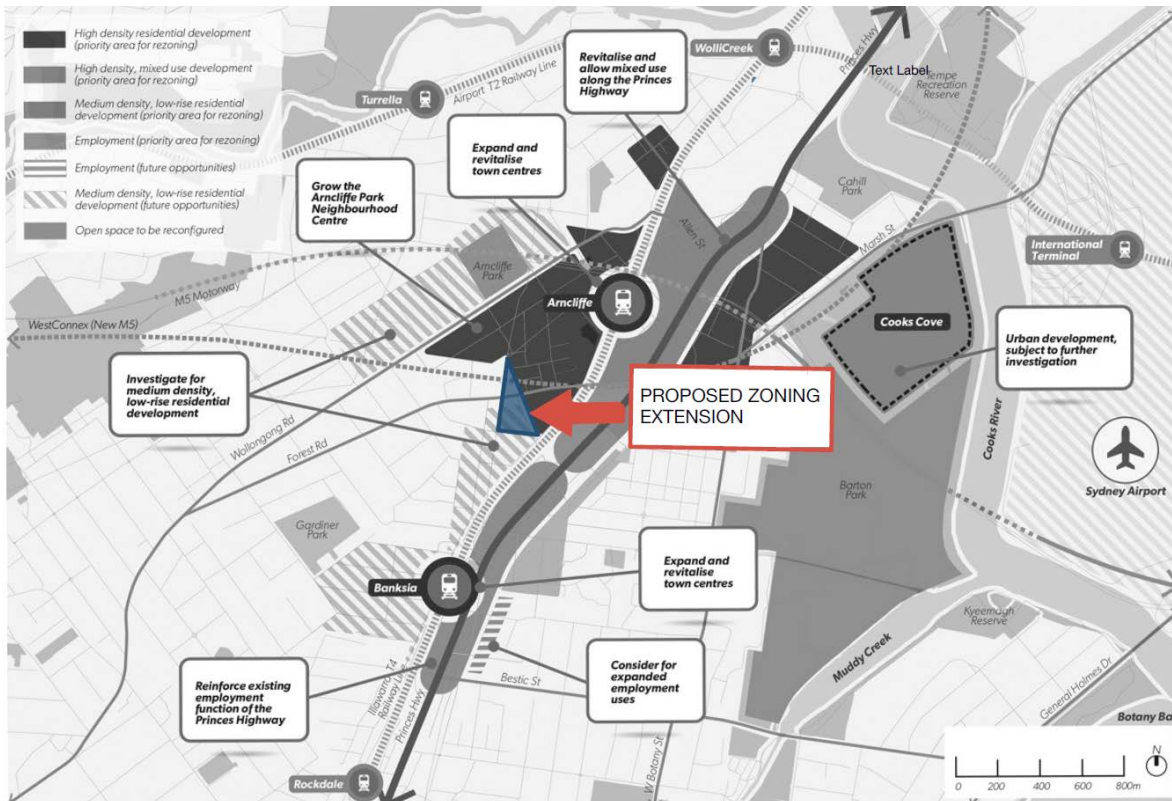
[Photo – Single Storey Dwelling at No. 52-54 Forest Road, Arncliffe]



## Proposal

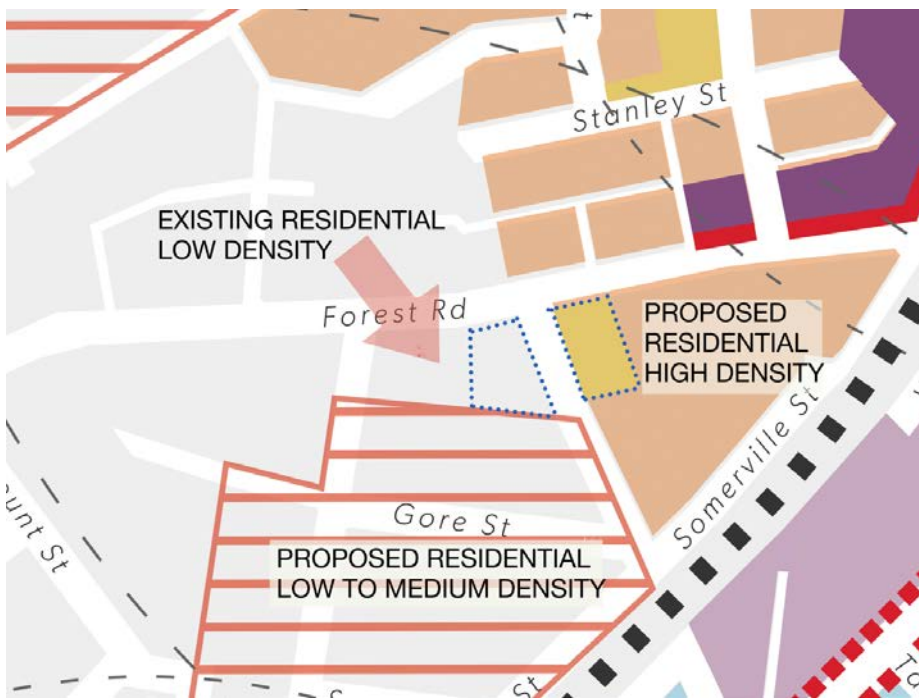
For a number of reasons, which we explore in this proposal, we seek an inclusion of a portion of our property in the rezoned area. This has two key benefits: it will drive additional revenue for us to be able provide adequate services to the growing population and remove the possibility a low-density island.

The minor change we are proposing is to extend the Town Centre by one block, as shown in the diagram below.



[Figure 1– proposed extension of the high density zoning]

We believe the high-rise apartments identified in your built form plan (overlaid on above figure 1, referencing figure 22 in your rezoning proposal) should logically extend along this area in order to create an effective transition in scale and density. This will create a better flow between the other areas being rezoned and the future medium density to the south. The current built form plan risks creating a low-density island between high and medium density areas.



[Figure 2– Island created by surrounding densities]

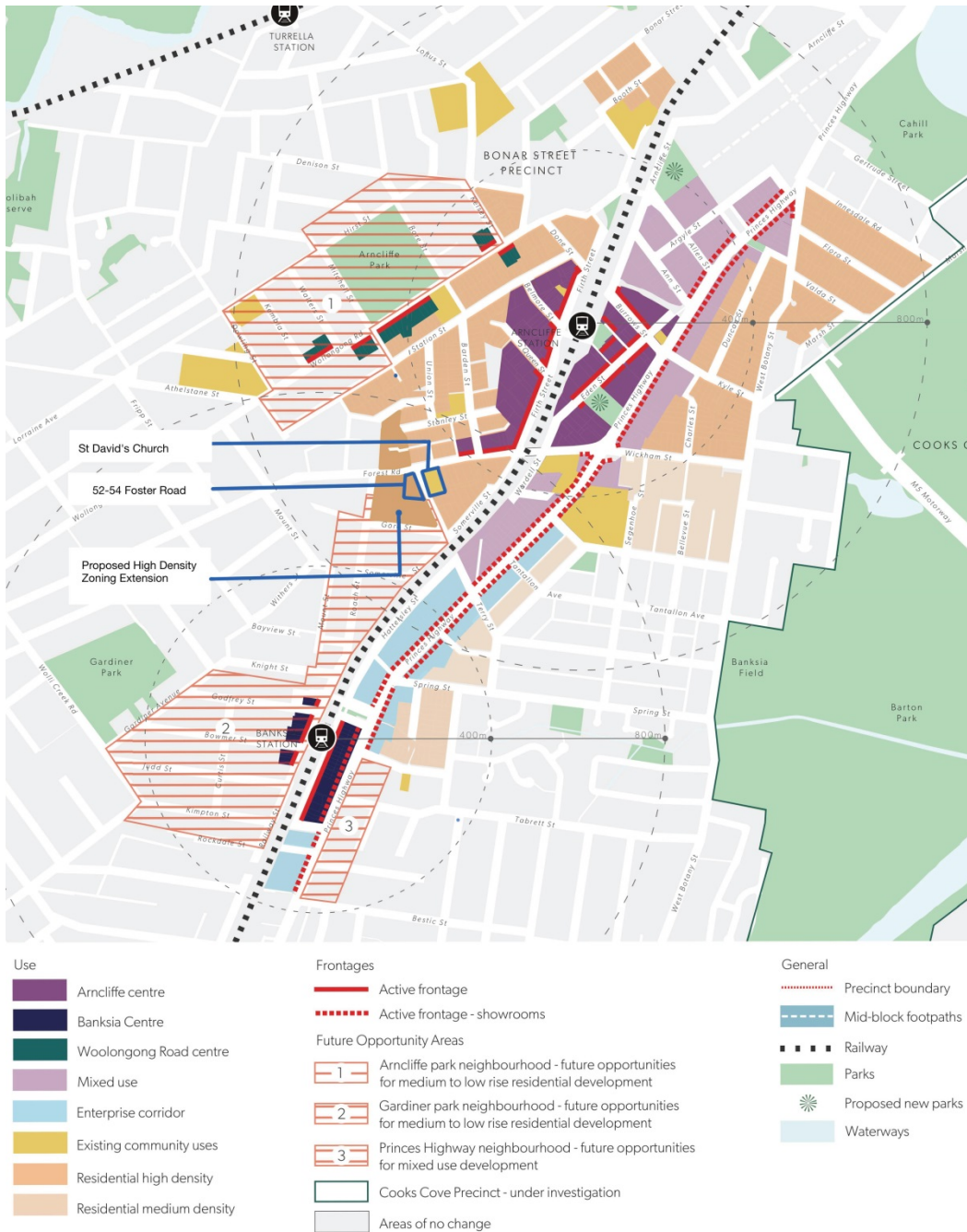
The site that we propose for inclusion has many positive attributes which align closely with the council's vision for the precinct.

Some of the key site attributes are:

- High proximity to public transport: walking distance is less than 600m from Arncliffe station and 700m from Banksia Station
- Proximity to services and facilities: 500m from Arncliffe Park, dedicated cycle routes connect to this area
- Adjacent to Church and planned Town Centre
- The site is not affected by aircraft or operation noise from Sydney Airport
- The site not flood affected
- The site is not affected by airspace constraints
- It is not heritage listed

In addition to this, the site of our primary Church building is currently included in the proposed high density zone. There are no future plans for the demolition of the Church, as it is an established and successful community facility. Consequently, the housing delivery objective is unlikely to be achieved from that portion of land. The development potential should be transferred to another lot of land that can fulfil your requirements; we hope that our proposal helps identify an appropriate allotment.

The study identifies that there is a lack of social infrastructure in Banksia. Our experience in the area validates this and, in light of the planned housing density increase, there will be an additional demand on the services the Church provides. Increasing the development potential of our land (as outlined in this proposal) will aid our supply of additional social services to adequately meet this increase in demand. The development of this land will be eased by the nature of the site: a single dwelling on 1898 m<sup>2</sup>. This is appropriate for high-density use and will support rapid delivery of housing in an area of need.



[Figure 3—Proposed Land Use Plan]

Yours Sincerely,

Dugald Mackenzie  
Nominated Architect No.6033  
**Mackenzie Architects International**