

9 Burroway Road, Wentworth Point - Mixed Use Development

I support this.

For any change necessitated as a result of the exhibition process that impacts feasibility:

- It should be accompanied with additional uplift to avoid any loss in floor space and building heights needed to reduce rents, and house prices.
 - Deprioritising any planning controls that constrain build form where the planners have tried to shape the skyline independently of efficient land use.
- If uplift in floor space or building heights is not an option, provide the developer with flexibility to skew what floor space they have further towards whatever is in most in demand:
 - Commercial verse Residential floor space.
 - Including the composition of the types of residential units, studios, 1 bedroom, 2 bedrooms, 3 bedrooms, 4 bedrooms, etc.

An impact to feasibility is an impact to affordability.

About me

I'm a working professional (software engineer) living in olympic park, I like this area and frequently go to WWP to catch up with friends on a bi-weekly basis.

Long term I wish to remain in the area especially given it'll be the future home of metro west, and I consider WWP part of this larger area.

A case for additional Uplift in floor space

Provided uplift in planning controls is a possible outcome of this DA, the main thing I'd change is:

- Allow for 3 times as much floor space.
 - Preferably with no additional parking, or as little as possible
 - But if the absence additional parking impacts feasibility to the point the additional floor space is harder to sell, then allow for the necessary amount of parking.
 - However I would assume additional parking would be costly.
- Increase building heights to utilise the extra floor space. I have no preference on which tower

additional floor space is skewed if any skew is necessary.

- Use market data, such as commercial real estate rents and residential rents to determine how much of the additional floor space should be commercial and much should be residential.
 - However, I'm sure the developer is more than capable of doing that.
 - Skew the composition of residential unit types (number of bedrooms and size) towards whatever's most in demand
 - Allow for smaller than normal residential units in the addition floor space.

I suggest the above independently of any additional feasibility impacting change that may arise as a result of the community consultation process. If any do, I would suggest additional uplift or loosening of planning controls on top of this to reduce the impact on feasibility which will ultimately affect affordability.

Motivation for change: Affordability

Generally we need to make housing more affordable, and we need supply to do that.

Motivation for change: reduce hot bedding

If you look on sites like flatmates[dot]com, there are plenty of ads for people looking for someone to split the rent while sharing a room, specifically within Parramatta. This is horrible as it sounds, and the lack of smaller units has contributed too this.

When I moved to Sydney in 2016 from Townsville for University, if it wasn't for student accommodation becoming available at the last minute, I would have likely opted to live in a situation like that. It was that or suspending my studies and leaving sydney, something I wasn't prepared to do. I didn't have any other family or friends before moving here, if I moved back to Home I would have felt like a failure. I couldn't afford to give up and leave sydney, I already had given up so much to get that far to give up on my studies.

For many others it's the same. As bad as these hot bedding is, they consider these housing arrangements because the alternative is actually worse for them. **In providing more smaller units we can help avoid that outcome.**

Motivation for change: Reduce Millennial Exodus

Parramatta's experienced the higher exodus in domestic population, as [you can see in this paper](#).

Figure A.7: Where are People Leaving the Most?
Sydney SA3s

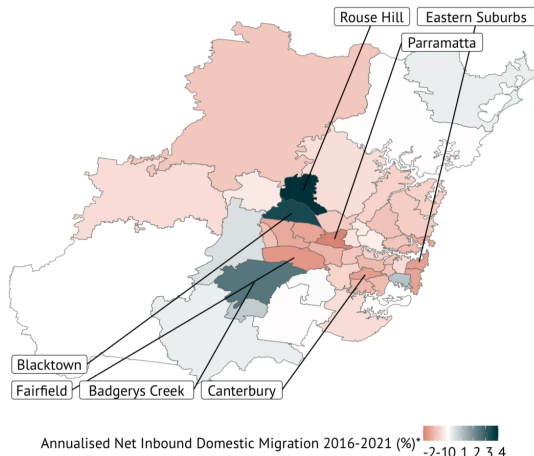


Figure 2: Sydney Departures and Housing Prices
Net domestic migration* by area (Sydney SA2)

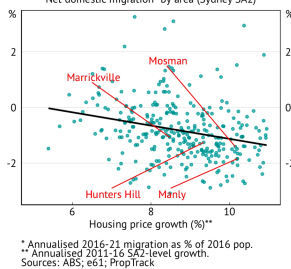
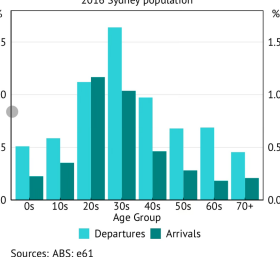


Figure 3: Who is Leaving Sydney?
2016-21 domestic migration flows as % of 2016 Sydney population



Motivation for change: Connection to Infrastructure

In the long term the area will be well connected to infrastructure. Parramatta's light rail 2 will be passing through here connecting the area with Sydney Olympic Park, which will connect people with the CBD via Metro West.

Right now, there's a ferry terminal in WWP and a train station at Rhodes, which even after delivery of light rail and metro will link people the areas north of Rhodes.

Motivation for change: Infrastructure

Such an increase in floor space will result in additional development contributions. What is like to see is more pedestrian and mass transit supporting infrastructure.

- Better connect WWP with SOP by walking.
- Improve the crossing between WWP & Rhodes.
 - Widen it or provide an additional one.
 - Or provide awnings for pedestrians.
- Provide shade within the green space via trees or awnings.

I don't know if such a change would result in that amount of infrastructure, but that's personally what I'd like to see if more funding in infrastructure would be made available.

Summary

I support this as is. But in the event of additional feasibility impacting requirements resulting from the exhibition or community consultation process, I ask that the development:

- Be given additional uplift in floor space and building heights.
- Allow the developer to skew what floor space they have further towards whatever is in most in demand, irrespective of any preference or long term goal of the council that would influence the split in commercial/residential floor space split.
 - While my preference is residential, it really should be which ever has the highest unmet demand.
 - Including dwelling sizes and strata lot sizes.

I ask that those assessing this DA prioritise affordability, and this development as the opportunity it is address entrenched inequality in housing destroying our city.

- Keep in mind the planning controls set for this location were set before things got as bad as they did with housing, and were likely conservative for the time as well.
- Ignore the councillors, they are well meaning, but they are too exposed to political pressures to provide a balance perspective on this.