

Submission regarding Arncliffe and Banksia Precinct Proposal November 2016

I have been a resident of Knight St, Arncliffe for 19 years. I own the property with my husband and have done extensive renovations to the house in the last 10 years. Our house is one of a number of Victorian era buildings in our vicinity.

Our property is located on the Banksia Ridge with views to the east across Botany Bay and also to the south and west. These views are experienced by the majority of residents on both sides of Knight St between Railway St and Withers St, residents on the southern side of Knight St from Withers St west to Forest Rd, residents on Atkinson St, Bayview St, Mount St, and those on the eastern side of Forest Rd in this vicinity. A photo of the view from our property is below:



I have read the Arncliffe and Banksia Precinct Proposal thoroughly as I am concerned about the impact that the proposed changes will have on our suburb and our home.

I was pleased that the proposal acknowledges the importance of maintaining local view corridors (Section 3.5 on page 16) However I am concerned about the conflicting information in the Proposal about the heights for developments in Hattersley St, Banksia adjacent to Banksia Station. In the photo above, Banksia Station is in the foreground and a block of units (6 storeys) located in Banksia Ave, Banksia can be seen in between the station and Botany Bay.

This 6 storey block of units is relatively unobtrusive, and the elevation of Banksia Ave (12.77m) is lower than that of Hattersley St (14.56m)

The current LEP (Figure 7: Existing height Controls – Rockdale LEP 2011 on page 10) has height restriction of 14.9m in Hattersley St adjacent to Banksia Station.

The Arncliffe and Banksia Precinct Proposal has three conflicting scenarios for this vicinity:

1. Section 4.3, Figure 19 on page 23 shows a development that is predominantly 6 storeys but also has two 10 storey towers. Industry standards suggest that you allow 3m per storey in a residential development. Those 10 storey towers will be at least 30m high.
2. The Built Form Plan (Figure 22 on page 25) has the area in Hattersley St adjacent to Banksia Station as proposed high rise apartments up to 12 storeys, that is, at least 36m high.
3. Figure 26 on page 31 (proposed building heights – Banksia) has a maximum building height of 28m for this area.

It is impossible to know what is actually proposed for the Hattersley St area adjacent to Banksia Station. However, all of the above scenarios will have a significant impact on the views from our property and the majority of other resident's properties in the areas I have outlined previously.

As is clear from the photo I have included, the mid-point of the view corridor to Botany Bay is across Banksia Station. Any development above 6 storeys (ie building height of 18m) will obstruct the centre of the view across Botany Bay from all of our properties and will have a huge impact on the amenity and ambience of the area for a significant number of residents.

The Banksia/Forest Rd Ridge is of local historical significance. Captain Cook climbed up to this ridge in 1770 to view the local area. Impeding this outlook by the construction of buildings of a height unsympathetic to the area will mean this historical view will be lost forever.

I am not opposed to a well planned development of our area, but hope that the proposed buildings will be sympathetic to our area and will preserve the history, heritage and amenity that make our area so appealing to live in.

My request is that any future development in Hattersley St, Banksia, including the block adjacent to Banksia station, and any future developments on the Princes Highway in this vicinity be limited to 6 storeys. By placing these restrictions on what is only a very small area the views in our area will be preserved for all existing residents, and will still be accessible to many residents of the proposed developments.

Yours faithfully,

Sandra Steele