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Department of Planning

Dear Sir or Madam

RESPONSE TO PLANS FOR BANKSIA AND ARNCLIFFE

I write in response to Department of Planning plans for increased housing at Banksia, Arncliffe and Cookes Cove.

I live in an apartment at Banksia Avenue Banksia and have lived in the St. George area of Sydney for more than 25 years

Co-ordinated planning for the North St George area.

I note that in parallel with the plans for Arncliffe + Banksia, is the Cookes Cove project which is predicated upon the relocation of an 18 hole golf course onto public lands associated with Barton park, two wetlands and playing fields. these extensive public lands should be considered the latent centennial park of the north St George area. It should be developed as a public domain design project, appropriate to partner with the increased housing anticipated at Arncliffe, Banksia + Cookes Cove. The design would need to coordinate ownership into one public authority in ownership, be united spatially, have its uses protected and refined, be better connected to the nearby places and have improved frontage and address.

The parklands associated with Barton Park are the grungy wild side of the St George area. They include two wetlands, a golf driving range and many sporting fields. Locals use it for walking and running and photography – it's an unconventional, untidy, urban edge, wild and wonderful and is within walking distance of Bankia and Arncliffe and Wolli Creek

Co-ordinated planning would anticipate enhanced regional open space as a first order consideration for the population growth anticipated for Banksia, Arncliffe and Cookes Cove, supporting the population growth of greater Sydney forecast in the Metropolitan Plan. This part of the St George area is otherwise well suited to urban uplift, having good access to other regional facilities and services, public transport and the City of Sydney and a climate gently moderated by the ocean.

Co-ordinated planning would include consolidation and improvement of the parklands associated with Barton Park, considering it a potential "Centennial Park of the south", to properly support urban consolidation of this part of the St George area.

High density housing without adequate local amenity @ Banksia

The development changes, focused on the highway side of Banksia, are in an area with poor housing amenity, high levels of highway and aircraft noise and air pollution, no existing community services, no public facilities and no local parks.

Recent studies have found a link between alzheimers disease and living in proximity to busy highways. Highways are bad places for urban consolidation and urban housing.

The lack of provision of new public space like parks and squares, for people living in apartments, denies them the type of regular outdoor activity readily enjoyed in the backyards of people living in detached and terrace housing.

Growing populations require planning mechanisms to create more public space.

Inadequate Public space and Local facilities@ Banksia

Banksia is a lovely suburb with a little run of shops. The lively shopping strip, includes post office, mini market, bakery, cafe and chemist, is supported by one railway station. It has no other public facilities, no community centres, no schools, no library, no services, no doctors, no dentists, no chiros, no physios. The fabulous Gardiners Park is 5-10 minutes walk from the shops in the opposite direction to Hattersley Street. Banksia is a small local centre with no public spaces apart from streets, no pocket parks and no squares. The inclusion of public urban spaces in the local centre must be part of the plans for Banksia and Arncliffe. Design needs to link development uplift with strategically located land to dedicate to make more public urban spaces. The single new park proposed for Arncliffe seems entirely inadequate for the population change anticipated.

Reinstate the lost pedestrian link @ Banksia

Hattersley Streets provides a pleasant tree lined walking route parallel to and alternative to the abrasive highway environment. In 2014/2015, a locally convenient pedestrian crossing, connecting north and south Hattersley Street beside the rail line and above the subway crossing was removed by the state government with Councils agreement, without advising or consulting with the local community. The Plan needs to Reinstate the pedestrian link between north and south Hattersley Street beside the railway line.

Public spaces and Higher density housing for Banksia and Arncliffe

Higher density housing development should focus on areas of high amenity with public space and public facilities. Both public space and public facilities are deficient in the plans for Banksia and Arncliffe.

A choice of local parks of different character partnered with a well connected network of public space (streets, lanes and walkways) to encourage walking, should be within a 5 minute walking distance of each new house. The parks should be edged by local streets, to make them inclusive, inviting and overlooked by housing. Use design for development uplift at Banksia and Arncliffe, to strategically

- identify land for new public parks (2000m2-4000m2 in area with local edge streets or lanes), for public acquisition
- dedicate land for new streets lanes and walkways.

Uncordinated planning

I feel the proposals for Banksia, Arncliffe and Cookes Cove have not been considered together and is as a result uncoordinated planning, or worse planning for the benefit of developers at the expense of places and people who live in them.

Either way I feel the approach delivers poor outcomes, makes poor places with inadequate street networks, inadequate public space, anticipating poorly located + poor amenity housing yet windfall profits for private developers.

Banksia and Arncliffe would be penalised under the plan with indecently dense development while shielding other areas from any change at all. The plan needs to capitalise and enhance local character, make new public space, add public facilities, and be proactive in planning and designing and realising, all done well.

The plans must require high design standards, consolidate the existing regional park associated with Barton Park, increase the number of local parks, add new streets and links, and add trees, trees and more trees. New buildings must positively front all public spaces.

Place based planning

Please please please. I love my city. I love my suburb. Don't vandalise it.

Please start with place based planning and positive urban ideas to benefit, refine and enrich these places for existing and new residents. Please plan to improve the place in many and varied ways.

Consider the benefits of : High density housing with high amenity : public transport, low on site parking rates, varied + lovely pedestrian routes, parks of diverse character, public facilities, big canopy tree plantings.

The plans need to be revitalised in the following ways.

Banksia

Some parts of Banksia may be suited to modest increased housing density, with 4-5 storey buildings along the parts of the highway with access to the station may be appropriate if public space is strategically increased and improved and if the highway is tamed.

1. Reinstate the pedestrian link between north and south Hattersley Street Banksia, beside the railway line.
2. See below

Banksia and Arncliffe

The inclusion of more public urban space for parks and squares must be part of the plans for Banksia and Arncliffe.

1. Tame the highway. Boulevard the highway at Banksia, Arncliffe and Wolli Creek. Make more at grade pedestrian and bicycle crossings, allow more equitable use of the highway, add street trees, reduce traffic speeds in proximity to railway stations to 40km/hr, protect existing street edge parking - a form of traffic calming.
2. Use design for development uplift to strategically dedicate land to make more public urban spaces.
3. Use design for development uplift, to strategically identify new public parks for public acquisition. Every apartment should have two parks of different size and character within 5 minute walking distance. At least 2000m² + 4000m² in area.

4. Use design for development uplift, to strategically dedicate land for new streets lanes and walkways for improved walkability and safety. The public space network should have urban blocks less than 180m long
5. Combat urban heat island effect. Roll out a program to turn all the local streets affected by urban consolidation and increased housing density into Avenues with large shady street trees, scaled to suit the proposed building height, giving each street a planted character.

Banksia and Arncliffe and Cookes Cove

Consolidate and improve all existing parklands including parklands associated with Barton Park to serve the growing population. Make all the parklands, publicly owned land and wetlands associated with Barton Park, into a Centennial Park type parkland to properly support urban consolidation of this part of the St George area. Either Cookes Cove needs to go or the golf course needs to go.

I would like to be kept up to date with the progress of the plans.

Yours Faithfully,

in and through Christ Jesus

Sheila Tawalo