

22 February 2017

Re Submission to the Bayside West Precinct Land Use and Infrastructure Strategy

To whom it concern

The plan to redevelop the Arncliffe and Banksia town centers and to rezone these areas for medium density housing is in general a good idea. The region will benefit from having a new injection of modern buildings and associated infrastructure that is needed.

However, with regards to re-zoning these areas I do not support high rise buildings of up to 12 storeys as proposed but instead feel that low to medium rise of no more than 5 or 6 storeys is more appropriate for the area.

While the area has good rail transport connections the frequencies of trains must keep pace with the growing population and people using trains to commute. I also feel that the local road network is already at capacity and fear that the proposed increase population to the area will only add to this problem. Building more roads is not the solution.

I support improvements to bicycle paths and better pedestrian access across major roads such as West Botany Rd, Princess Hwy and Forest Road.

Spending of \$10 million infrastructure fund.

While I am pleased the government has committed to providing these funds to the region caution needs to be applied to how it is spent. While it is useful and appropriate to spend these funds on things that will bring a community benefit I do not wish to see this money spent on things that would not otherwise be covered from other forms of funding such as Section 94 contributions or other council planned works.

These funds should be put towards projects that would otherwise not happen or that are innovative. I agree with suggestions to revamp Arncliffe and Banksia town centres with new footpaths, trees, outdoor dining areas, new solar street lighting and improved parking. Park upgrades such as to Arncliffe Park and Marina Street park are also priorities. These upgrades should include new play equipment, shade clothes, seats, landscaping and lighting.

An example of an innovative project that the department needs to consider and that may in part be funded from this fund is in the area of household waste management. The funds may be contributed to assisting developers to install automated waste collection systems, also known as vacuum waste collection systems, in the proposed high rise developments. These systems are widely used in cities across European and some Asian cities. They allow for waste to be collected through pipes built into the building and underground with a chute inlet located on each floor of the residential flat building for residents to deposit waste. The

system uses air to pump the waste through the pipes to a central collection point that can be located either on site or off site, up to a kilometer away.

The benefits of the system include; less waste collection vehicle movements, helping to reduce noise and air pollution and traffic congestion on local roads; The system does away with traditional bin collection systems making waste collection safer, cleaner and improving the building and street amenity; and system can save on the need for separate bin storage rooms in buildings saving on space and costs.

Some of the main community concerns with waste collections is bins lined on kerbsides awaiting collection, bumped rubbished, smells from bins and the impacts of this on street amenity and traffic congestion when waste collection vehicle stop to carry out waste services. Vacuum systems can help minimise these issues.

Public litter bins can also be linked into these systems and do away with litter bins cluttering town centres and reducing the amenity of these areas.

These systems are significantly more expensive than traditional waste collection methods however, they do provide long term environmental outcomes as well as improving public amenity. I believe the department of planning should help fund a cost benefit analysis into implementing such a system in both the Arncliffe and Banksia town centres. The Department can also look for ways where such a system can be co-funded in order to encourage developers to build these systems. These systems are best considered in the early planning stage so that building designs and underground digging for pipes can properly planned for so costs do not blow out.

You can look to the Brisbane Councils Queens Wharf resort in Maroochydore where such a system has recently been approved and will be the first of its kind in Australia -the technology provider is Envac.

The Wolli Creek development was a missed opportunity to install such a system and retrofitting buildings with these systems is not an economical proposition.

If automatic waste collection systems proven not to be feasible in the Arncliffe and Banksia town centres then proper consideration for how household waste is managed needs to occur at the early planning stage and design stage of each new building. It is simply not acceptable or good practice to have wheelie bin collections from kerbside outside medium and high rise developments. All waste collections need to take place on-site. For this to happen adequate basement heights as well as turning circles and height clearances need to be properly designed to allow heavy rigid vehicles to access onsite collections.

Any new Development Control Plans that may be created for these centres must adequately address waste issues and these must be developed in consultation with the Bayside Council waste management department.

I work for the NSW EPA in the waste management branch but I am also a local resident who wants to see a clean, safe and aesthetically pleasing environment town centres. This is an opportunity to achieve this by designing buildings and streetscapes that include environmentally sustainable features and technologies.

Your Sincerely,

Marcelle Psaila