

**Submission to Department of Planning and Environment on Bayside West Precincts (Arncliffe, Banksia and Cooks Cove) Draft Land Use and Infrastructure Strategy (The Draft Plan)**

We have the following concerns with the Draft Plan:

**Changing dynamic of my street**

We are residents of Langer Street, Banksia. The Draft Plan proposes the use of one side of our street as a priority for employment opportunities, whilst the other side of the street (where we reside) has been earmarked for future employment opportunities.

Apart from the lack of clarity around the definition of “employment opportunity”, classifying our residential street in such a way is of great concern.

We currently enjoy a close knit and respectful community within Langer Street. This community provides freedom, flexibility and security to all those that live in the street.

Opening our street up to businesses and greater residential opportunities would certainly destroy this community. Our street currently endures increased traffic when the local places of worship are being utilised. However this happens mostly after hours (at night) and only for a few hours once or twice a week. It is not a constant flow of traffic, which would inevitably occur should businesses open up in our street and high rise apartments (particularly if they do not have adequate onsite parking). This is the biggest concern for us. We are very keen to stay in our current home and have no intention of moving in the near future.

**Densification of the area in general**

With regards to the proposed plans to increase the residential population of Banksia, Arncliffe and Cooks Cove, we have extreme concerns of the additional pressure this will add to the area in general.

Traffic congestion along the Princes highway is already significantly high during peak hours and on weekends. Banksia train station is also currently at capacity. Should the proposal in the Draft Plan be implemented the congestion within the area would become intolerable and solutions would need to be implemented very quickly to accommodate the increased population (with train upgrades as an example which take years to complete).

The traffic conditions on Marsh Street are also at stressing points already. The environmental impact of increasing the residential population in the Cooks Cove area is a concern. The Cooks River, which we enjoy regularly (by rowing) is already highly polluted. Increased densification would surely add to the amount of rubbish that makes its way into our river system.

We understand the growing population growth of Sydney and the need for greater urbanisation. We just feel there are more appropriate areas to target to accommodate this growth, particularly at the high levels that are being proposed.

Thank you very much for opportunity to express the above concerns.

Kind regards

Ann-Marie and Andrew Ditchburn