

25 February 2017

Department of Planning NSW

ATTN: Ann-Maree Carruthers - Director of Urban Renewal

GPO Box 39

Sydney NSW 2001

RE: Objection to the extensive rezoning of the Arncliffe-Banksia area as a Priority Precinct containing mainly high density zoning

Dear Ann-Maree

I've lived in my house for over 25 year on the ridgeline adjacent to the Towers Place lookout on the Forest Road Ridgeline. From my house I enjoy extensive views over Arncliffe towards the CBD, the view is the reason I bought the property and I've always found great enjoyment in the view from my house and garden. As a successful professional artist the outlook from my house is a source of inspiration for my work.

I'm writing to convey my objection to the planned rezoning of the Arncliffe-Banksia area, in particular the areas on the western side of Barden St/ Broe Ave. This area is currently nominated under the draft plan as being rezoned R4 high density with a height restriction of 22m. Rezoning of this area does not consider the nature of the topography or the character of the local area.

The historic views from the Forest Rd ridgeline area to the CBD and Botany Bay, as noted within the Rockdale DCP 2011, must be maintained for the amenity of residents on the ridgeline and from public lookouts along the ridgeline such as Towers Place Lookout, this is best addressed through maintaining the current height restrictions.

No transitional medium density zoning has been considered between the R4 high density and retained existing R2 low density with the potential for unsightly, overshadowing high density development hard up against established low density dwellings. Further these plans offer very little by way of varied housing options as the plan is very heavy on high density across Arncliffe with only a small medium density area slatted on the Southern side of Wickham St (and this is only prescribed due to airport building height restriction requirements)

The suburb of Arncliffe is a mature suburb consisting of leafy streets housing a varied and well established community. The precinct proposal does not consider the local qualities of our family orientated neighbourhood, taking a broad brush approach to the rezoning of buildings that create the character of the streetscapes and identity of the suburbs of Arncliffe and Banksia. The proposal does not meet the criteria set out within the Rockdale Development Control Plan (DCP) 2011 to protect and preserve the architectural styles, village character and housing diversity within Arncliffe.

*Alair Jacob Berger*

I invite you to actually visit the area and look at the many Federation and Victorian houses that are threatened by this plan.

The designated R4 height restrictions do not consider the local topography of the terrain along the Forest Rd Ridgeline, for example The Pitt-Owen/Forest Rd/Sommerville St area is located on a steep ridgeline that is not remotely compatible with 8 Storey buildings. High density development in this area will have a detrimental impact upon important historic views to and from the local landmarks in the area as prescribed in the Rockdale Development Control Plan (DCP) 2011 including St. Frances Xaviers and St Andrews Churches

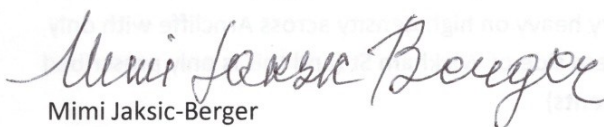
I'm concerned that the feasibility analysis of the proposal considered in Appendix H: The Economic & Feasibility Analysis shows the current FSR of 2:1 is not viable and that FSRs will be exceeded to make developments viable in the Precinct (Section 5.3 Land use and Density Threshold) such increases in FSR will lead to poor outcomes for the greater community through developments that provide for restricted open space and taller buildings with an even greater impact upon neighbouring properties.

The proposed high-density plans for the whole Arncliffe-Banksia precinct are not appropriately positioned in an area of stable, established communities. Our neighbourhood has many long term residents with families, cultural, social and community networks, these face being upended by this extremely poorly considered plan and would lead to our existing balanced blend of cultures and neighbourhood values being lost.

The road network within Arncliffe was not planned for high density population and would struggle under the weight of additional vehicular traffic, increase noise and air pollution and reduced safety for pedestrians with a lack of adequate footways, crossings and access options for such an increase in density.

I sincerely request that you consider these items and rescind the plans for high density zoning in the Arncliffe-Banksia precinct to the west of Barden St/ Broe Ave, maintaining the current R2 density, and maintain the character of the suburb of Arncliffe.

Kindest regards



Mimi Jaksic-Berger

6 Towers Place, Arncliffe