



Re: Bayside West Precincts Proposal

Public Transport & Traffic

I wish to express my concerns with the potential lack of transport infrastructure that has been designated for the Arncliffe/Banksia corridor. While traffic congestion in Sydney is an ongoing problem that goes beyond the scope of this rezoning proposal, at a local level I am particularly worried that there is little attention paid to capacity on the Illawarra line at Banksia and Arncliffe Stations.

While peak hour services at these stations have increased (largely at the expense of Rockdale station) following the most recent major train timetabling reforms, these trains are largely already at capacity when they travel through Banksia and Arncliffe, and without additional peak services I do not believe the rail corridor will be able to cope with the volume of additional residents proposed in the draft precinct.

Additionally, the recently proposed removal of bus stops in Arncliffe shows a worrying move away from public transport provision in the area at a time when demand is likely to sharply increase as more high density development is completed.

The precinct proposal calls for better transport connections, however I do not believe adequate attention has been paid to this in the substance of the documentation.

Therefore, I believe that further thought needs to be given to the provision of public transport and traffic management as part of the final precinct outcome that is adequate to maintain and improve services following any resulting increase in local population.

Town Centres

As with so many other similar proposed rezonings, the artist's impressions and concept drawings for community hubs and shopping precincts around Banksia and Arncliffe train stations look impressive, however there does not appear to be an adequate plan to provide any sort of guarantee that the kind of modern, high quality development that is envisioned in these areas will be fully and successfully delivered.



I would like to see a fully fleshed out plan of how the Department of Planning will work with stakeholders and Local Government to ensure that the development we see in these town centres actually provides the open space and community amenities that will genuinely make these areas a vital part of their local neighbourhoods, particularly on how multiple landholders will be encouraged to deliver on a broader vision for these hubs.

Infrastructure Delivery

To ensure community confidence in the Bayside West Priority Precinct, I believe that a more rigorous infrastructure delivery schedule needs to be established, including timeframes that will see vital infrastructure delivered in a timely manner prior to the bulk of any future development coming on-line.

Depending upon the final scope of the rezoning, I believe that significant roadworks and provision of open space will need to be provided prior to the significant growth of the suburbs of Arncliffe and Banksia that is envisioned within the draft proposal, and that the community deserves a right to know when and how the proposed infrastructure schedule will be delivered.

I would recommend that delivery dates be added to the precinct infrastructure schedule in the final proposal to help satisfy valid community concerns.

Schools

Local schools are already under significant pressure to cope with existing student numbers, particularly with the added pressure of our culturally and linguistically diverse community in Banksia and Arncliffe.

As the draft proposal highlights, for a large number of children in the Arncliffe and Banksia areas English is not their primary language spoken at home, and many children need additional dedicated support at school.

This becomes much more difficult when our schools are over capacity, and I believe that prior to any population expansion as a result of these proposed rezonings, we need an urgent review of school facilities and students numbers across the Banksia and Arncliffe areas to ensure adequate provision of school placements for future population growth.

Heritage

I do not believe adequate attention has been paid to the many heritage homes and relatively untouched examples of Victorian architecture across Banksia and Arncliffe, and I believe the final report should identify these dwellings, particularly those which are already on the local heritage register, and provide a plan of how these structures will be integrated into the final proposal.

I will not seek to prescribe what form this plan might take, however I believe it is important that the Department of Planning take some responsibility for these dwellings in their assessment of the precinct.

Streetscape and View Corridors

Currently many parts of Banksia and Arncliffe, particularly along Forest Road and surrounds, enjoy panoramic views of Botany Bay thanks to the natural elevation of the area.

I believe that height restrictions on development along the Princes Highway should ensure that these outlooks are not unduly impacted for existing residents.

Banksia Employment Corridor

While I believe it is incredibly important to provide outer-urban and suburban employment zones, I do not believe that the proposed employment corridor along the Princes Highway at Banksia will be able to provide this if this is zoned as employment land.

As a former business-owner in the Rockdale area, leasing XXXX square meters of office space, I do not believe there is currently adequate demand to drive any sort of realistic commercial outcome at Banksia, which lacks many of the facilities which are already available at Rockdale.

I believe a more appropriate zoning of this land particularly on the western side of the Princes Highway at Banksia would be to provide for shoptop housing within easy walking distance of Banksia Station, with planning controls to ensure that we are not just dumping apartments on the rail line, but providing a liveable community in this location.

I believe that in the long term this will be better for local jobs than to provide an unworkable 'employment' zoning that is unlikely to become a reality.

Arncliffe West High Density Residential Zone (Wollongong Road – Illawarra Line)

While, similarly to the above comments regarding Banksia, I believe that the land around Arncliffe station needs to become a community hub with a combination of shoptop housing and pedestrian access to the Illawarra line, I am concerned that the scope of the proposed rezoning may spread too far beyond the immediate surrounds of Arncliffe station.

I would hope to see significantly reduced height and bulk of development further away from Arncliffe station, and in particular I believe it is important that high density residential development does not impact upon Arncliffe Park, which serves as an important neighbourhood amenity for the local community in Arncliffe.

Additionally, I do not believe adequate attention has been paid to how connectivity will be provided for proposed high density development along Wollongong Road with Arncliffe Station, which I believe is important if these rezonings are to go ahead.

Cooks Cove

The breadth and scope of the proposed Cooks Cove development goes beyond this precinct proposal, and I do not believe comment can be passed on it without the consideration of what is being proposed in the Cooks Cove south precinct.

However, I would like to add my strong opinion that adequate infrastructure, community facilities and proposed monetary and in-kind contributions to the State and Local Governments must be provided well in advance of the completion of any construction which takes place in this precinct.

Summary

Following substantial consultation with constituents in my electorate, I believe I have been able to represent a wide range of views and interests within my submission.

While I do not believe it is constructive to provide blanket opposition to the Bayside West Precincts Proposal, I believe it is of vital importance that any rezonings allow for adequate infrastructure, access to open space and in particular the provision of community amenities in advance of residential development being completed.

While there have been many successful redevelopments of inner ring suburbs such as Arncliffe and Banksia across Sydney, residents in the former Rockdale Council area are rightfully sceptical of the results of the heavy-handed approach and lack of regional planning which occurred in other parts of the municipality.

I would hope that this precinct proposal will result in a holistic plan to maintain the best parts of our suburbs, resulting in some restoration of faith for the local community in the planning process.

Yours Sincerely

Steve Kamper MP
Member for Rockdale

28/2/17