

Response to:

Arncliffe and Banksia Precinct Proposal, November 2016

My situation

I've lived in Knight St, Arncliffe, since I bought a house there with my wife 19 years ago. It is one of a small number of Victorian era buildings in our vicinity. Our property is located on the Banksia Ridge with views to the east across Botany Bay as well as the south and west.

Views

These views are shared by most of the residents on:

- both sides of Knight St between Railway St and Withers St
- the southern side of Knight St from Withers St west to Forest Rd
- Atkinson St, Bayview St, Mount St
- the eastern side of Forest Rd in this vicinity.

I have read the Arncliffe and Banksia Precinct Proposal, and I am concerned about the negative impact the proposed changes near Banksia Station will have on our suburb, our neighbours and our home. The proposal acknowledges the importance of maintaining local view corridors (Section 3.5, p. 16) and the negative heritage impacts of obscuring them. The Banksia/Forest Rd Ridge is of local historical significance. Captain Cook climbed up to this ridge in 1770 to view the local area.

A photo of the view from our property:



Current building heights

In the photo above, Banksia Station is in the foreground and behind it is a 6 storey block of units located in Banksia Ave, Banksia. Botany Bay is easily seen. This 6 storey block of units is relatively unobtrusive, and the elevation of Banksia Ave (12.77m) is lower than that of Hattersley St (14.56m). The current LEP has a height restriction of 14.9m in Hattersley St adjacent to Banksia Station (Figure 7: Existing height Controls – Rockdale LEP 2011, p. 10).

Conflicting proposals about building heights

Because the Proposal contains conflicting information about the heights for developments in Hattersley St, Banksia adjacent to Banksia Station, I am concerned that bad information will lead to a bad decision that will reduce the amenity of this area. The following table summarises the proposals for the Hattersley St block:

Source	Number of storeys	Height above ground
Section 4.3, Figure 19, p. 23	6 storey and 10 storey (2 towers)	22m and 34m (2 towers) (calculated)
The Built Form Plan (Figure 22, p. 25)	12 storey High rise apartments	40m (calculated)
Figure 26 on p. 31 (proposed building heights – Banksia)	8 storey (calculated)	28m

In calculating the approximate heights or number of storeys, I have allowed a ground floor 7m floor to ceiling height (Section 4.3, p. 24) and followed industry standards that suggest that you allow 3m per storey in a residential development. This does not take into account the minimum 0.5m 'freeboard' above the 1:100 flood height (Section 3.4, p. 15), which can be seen surrounding the Hattersley St block (Figure 12, p. 16).

Difficulty responding due to lack of clarity

Who knows what is truly proposed for the Hattersley St block, next to Banksia Station? The Precinct Proposal has obscured that information. However, all of the above proposals will have a significant impact on the views from our property and the majority of other resident's properties (in the areas outlined above).

It is clear from the photo above that the mid-point of the view corridor to Botany Bay is across Banksia Station. Any development above 6 storeys (a calculated building height of 22m) will obstruct the centre of the view across Botany Bay from all of our properties and will have a huge impact on the amenity and ambience of the area for a significant number of residents. The Banksia/Forest Rd Ridge is of local historical significance. Captain Cook climbed up to this ridge in 1770 to view the local area. Obscuring this outlook by constructing high buildings that disregard the

heritage of this area means this historical view will be lost forever.

Conclusion

Maybe there will be a well-planned development, with quality buildings of an appropriate height, that are sympathetic to our area and preserve the history, heritage and amenity that make our area so appealing to live in. If the current Proposal for the Hattersley St block is followed, I am concerned that we will end up living behind a wall of poor quality towers that obscure historical views, and vastly diminish the current amenity of the area.

Specifically, I propose that any future development in Hattersley St, Banksia, and the area adjacent to Banksia station, and on the Princes Highway in this vicinity be limited to a 6 storey maximum. This minor restriction will preserve the views in our area for all existing residents, and will *better* allow the creation of 'vibrant, attractive and connected' community, 'where people can live and work with good access to public transport, community facilities, open space, shops and cafes.' (Proposal, p. 2)

David Steele