

Summary of key concerns:

- Committing to the 'proposed' open space, facilities and infrastructure that improve the social cohesion of the area without disrespecting or alienating long term residents and the village feel.
- Rights of residents - surprising little information or guidance for residents faced with pictures of their homes being developed without any reference or guidance about how their rights and obligations will be met.
- Environmental and social sustainability, including protection of sensitive species, native plants in the area
- Social responsibility - enhancing the opportunities for intra and inter connectivity of residents of diverse backgrounds, respecting the age, language, cultural and disability diversity of the area.
- Lack of visibility for concerned residents of the real impact on owners in the area who are not experienced in advocacy.
- Lack of actual tangible commitment to the real infrastructure issues such as schools, transport, facilities, parks and waste management. Passing the buck to other agencies without securing commitment from them for each area of responsibility is insufficient.
- Some of the proposed building heights in the zoning document are very high and can potentially cause high level shadowing, need to prevent blocking daylight from residences that may not be in the immediate vicinity but are impacted due to the height of structures.

Process:

- More information about the interaction between agencies and stakeholders would be useful. Including scope of decision making, roles and responsibilities and what commitments have been made during the course of the process.
- Some examples include commitment to provision of schools, transport, parking (including car share parking), cycleways.
- One letter about both the survey and the project is insufficient, there should be more ways of connecting with the documents and the process earlier.
- Also, there were only two public exhibitions held on the 3rd and the 13th February at public events/spaces. These took place one week apart when the plans were released for exhibition in November 2016.
- Some of the surveys appear biased and involve leading questions and may have missed out some other important questions.

Waste management – future proofing

- Within the nominated priority precincts such as Bayside, is there an opportunity to consider big picture ideas about waste management. For example, in an environmental scans of councils who do pick up of food waste for energy supply? With all the high rises there is increased food waste but no ability for composting, etc.

Environment and sustainability:

- There are sensitive ecosystems and heritage areas both within the proposed precinct but also close by that require suitable protection for habitats and species. With two flowing water systems, damage from construction can have impacts downstream in areas not considered within the project.
- "Green corridors" should be retained to link these ecosystems successfully to

- enable sustainability of populations in the area.
- It is not just about direct access but it is about facilitating appropriate levels of access in a sustainable and educational way.

Community, social responsibility and local need:

- Understanding the demographics from the analyses and commitments to provision of needed infrastructure providing relevant community space in Arncliffe and Banksia.
- Facilities that enable community groups to meet both within and across demographics such as age, language background, cultural diversity, disability. The examples tabled including youth facilities, swimming pools, libraries and community gardens.
- Safe community spaces and activities to promote vibrancy, such as
 - o Swimming pools and libraries.
 - o Accessible and usable open space
 - o Connectivity between open spaces
 - o Dog parks
 - o Improved connectivity of cycleways to enable easier movement between community spaces, shops and transport as well as recreational cycling.

Social responsibility:

- Waste management, it is insufficient to pass this off as a “council responsibility”. Sustainability is everyone’s responsibility.
- Transport access for all
- (Relatively) short term construction jobs and shopping strips are not the only types of employment to be encouraged. In mixed use zoning, what kind of obligation will there be for some percentage of things such as office space?
- Affordable housing: Commitments need to include sustainable affordability. The challenge is not limited to initial purchase, there is a lot of talk of affordable housing and housing provision but one of the impacts is actually ongoing costs such as high strata fees. A lot of the common blocks are desirable because of lower strata fee levels where common use facilities within smaller blocks don’t include Gyms and pools. There should be limits on the number of private facilities and more similar public facilities to support lower income residents.

Development and construction:

- There should be a limit to the amount of simultaneous construction that can occur and risk analysis of the impact of any such construction occurring concurrently with infrastructure development.
- Quality of construction, maintaining a quality that enhances rather than detracts. Pre-fabricated buildings are appearing to be flimsy despite building standards.
- On the one hand there is an opportunity to enhance the connectivity and improve community feel but only if this is considered, coordinated and delivered in a cohesive way.
- Sustainability and environmental responsibility in the construction process, including monitoring commitments made by developers in their proposals.

- Flooding. This is a real and ongoing issue in the area. Wolli Creek constructions required to have all living areas above flood zones. Some of the newer blocks in the development seem to have units on the ground floor well below flood levels indicated.
- Wind tunnels: A side-effect of high density is wind tunnels. Some areas in the CBD and Wolli Creek are very windy due to lots of square blocks. There are design mechanisms that can minimise these effects that need to be considered as part of design requirements.