

NSW Department of Planning and Environment

Submission on Arncliffe and Banksia Priority Precinct Rezoning Proposal and Development Control Plan

The Arncliffe Public School Parents' and Citizens' Association strongly urge the NSW Department of Planning and Environment (referred to as DPE in this document) to reconsider a number of factors in the draft Arncliffe and Banksia Priority Precinct Rezoning Proposal and Development Control Plan.

This is a summary of our concerns:

Impact on the School:

Arncliffe Public School has a long and proud history in the community having been opened and in operation for more than 150 years. As the community has grown and changed, so too has the school to meet these ever changing demands.

The school is currently nearing capacity with our enrolment at 420 students. To accommodate the proposed growth as projected in the Arncliffe and Banksia Rezoning Proposal, a comprehensive analysis of future impact would need to be undertaken. To date the school has not been consulted about the proposed development, nor has the school been given a "futures plan" on how the increase in enrolment would be catered for. The school site is fixed, meaning there is no room for expansion. Currently the site is shared with the Department of Education's Regional Office, an arrangement that also impacts on the school's enrolment capacity.

We have an open playground which provides the students with the opportunity to play on grass fields, basketball courts, under trees, in the sandpit and on fixed equipment. Our playground is an enormous asset to our school and it would be grossly inappropriate to encroach into this by placing demountable classrooms into the school to cater for increased enrolment. Having an expansive playground is also a very necessary asset for the school, given that expected number of students living in apartments.

To maintain our grass fields we cannot have high rise close to the school as it inhibits sufficient sunlight for the grass to grow due to shadowing. The school in the past had planning restrictions placed on the existing neighbouring high rise for this reason.

Number of new dwellings proposed

Given current conditions and the current number of new dwellings in our area, the height and bulk of the new developments would see Bayside West far exceeding its target for new dwellings, which would have a negative effect on the area. The current rezoning proposal allows for approximately five thousand new dwellings in Arncliffe and Banksia. The DPE's own Bayside West Precincts Draft Land Use & Infrastructure Strategy document outlines in Section 6.4 the forecasts of new dwellings

for both Arncliffe and Banksia. Table 1 (page 27) shows that the number of additional dwellings in Arncliffe and Banksia by 2026 is projected to be 2,265, yet this number had already been exceeded in 2016. According to an analysis prepared for Balmain MP Jamie Parker in December 2016 and [reported on by James Robertson in the SMH](#) on 06/02/17 Rockdale Council is over its projected target of new dwellings by 2,414 new dwellings. This means that there is a danger of reaching a glut of new dwellings in Bayside West, and thus not achieving the “revitalisation” which the DPE envisages for our area.

Responding to the local character and heritage values

As per the Draft Land Use and Infrastructure Strategy Document, any new developments must take into consideration the character and heritage values of our local area (Section 5). Greater consideration needs to be made to maintain and value the heritage of our area, such as Arncliffe Public School. As such, high density buildings should not be permitted around our school.

Appropriate Transitions in height and built form

The Strategy states that medium density, low rise residential development should adjoin existing areas of low density to ensure an appropriate transition in height and built form. This consideration has not always been adhered to in the draft rezoning plans.

The height of our current heritage buildings at Arncliffe Public School is 2 to 3 storeys. Surrounding the school with buildings of 8 storeys and higher does not create an appropriate transition from one area to another.

Publicly accessible open space

The amount of available green, open space is very small compared to the approximately ten thousand unit dwellings proposed. Recent research in the medical, public health and urban design literature shows the importance of publicly accessible green open space for both physical and mental public health. When referring to open space the Bayside West Precincts Draft Land Use & Infrastructure Strategy must designate green open space to be publicly accessible. In addition, there needs to be a greater number of pocket parks spread across the whole of Arncliffe and Banksia, and the Cooks Cove South must also remain in public hands, particularly the beautiful river fore shore, landing lights wetlands and the playing fields.

Effect of current rezoning proposal on traffic and parking

The streets in the Bayside West precinct are already busy, and street parking is already insufficient for the number of people in our area. The streets around Arncliffe Public School are quite congested, and can be dangerous for our children. I do not believe that the traffic flows have been appropriately

thought through when deciding on the areas for rezoning. Additional high rise close to the school would only exacerbate our already congested roads around the school. Greater thought needs to be put into traffic flows for the whole area before any rezoning is approved; it cannot be treated as an after- thought.

The above summarises the main concerns of the Arncliffe Public School Parents' and Citizens' Association with regards to the Arncliffe and Banksia Priority Precinct Rezoning Proposal and Development Control Plan. Please amend the Proposal and Development Control Plan accordingly.

Regards

Germana Eckert

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