

NSW Dept of Planning and Environment
23-33 Bridge Street,
Sydney New South Wales 2000

28 February 2017

Dear Planning and Environment Team member

Re: Submission/Concerns/Objections to proposed Banksia Centre (up to 12 storeys high) between Godfrey and Judd Streets Banksia (along Railway St).

As a resident of Banksia for 15 years, I am not in favour of the proposal to rezone the area to allow (up to 12 storeys) new buildings due to:

- The west side of the railway (from the Princes Highway) has traditionally been known among residents and local shop owners as Banksia Village. It is similar to Oatley Village near Hurstville and is a beautiful little suburb with low rise residential houses/cottages with gardens and parks. The proposed high rise construction would destroy the ambience and not be in keeping with the current community housing environment and surrounds. Please understand the area as proposed is not Banksia Town Centre but it is Banksia Village.
- The addition of such a large number of residences in such a limited space would result in an increase in traffic volumes, adding to the congestion in already heavily used surrounding streets.
- Danger to people's safety and lives - Aeronautical air space operations need to be considered as the area is in line with the take-off and approach paths to Mascot airport (East West runway). Residents in any high rise building in that area would also be subjected to aircraft noise much greater than the surrounding low-rise properties.
- Old large trees aligning the railway need(s) to be kept as they are a barrier to reduce railway noise and diesel exhaust fumes for residents. There is concern that these trees will be removed to make way for construction vehicles or car parking.

I understand that Banksia village does need revitalisation and I am convinced that a better solution for community benefit would be to allow development up to 3 storeys high (maximum) with the ground level being new vibrant boutique shops and cafes.

I would appreciate your urgent attention to this matter and look forward to hearing (from) the NSW Department of Planning and Environment's updated response. Please pass on my submission and feedback to the local Bayside Council.

