

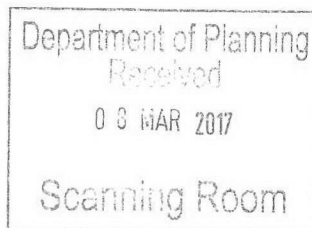


1/42 Knight Street
ARNCLIFFE NSW 2205

PO Box 343
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2 March 2017

Ms Ann-Maree Carruthers
Director of Urban Renewal
Department of Planning NSW
GPO Box 39
SYDNEY NSW 2001



RE: Objection to the extensive rezoning of the Arncliffe-Banksia area as a Priority Precinct containing mainly high density zoning

Dear Ms Carruthers

I am writing to convey my objection to the planned rezoning of the Arncliffe-Banksia area, in particular the areas on the western side of Barden Street / Broe Avenue.

I am aware that submissions of objection closed on Tuesday, 28 February, however, I had difficulty in submitting my concerns on-line. Given this, I would appreciate that my submission be accepted, and the following concerns about the re-zoning of the Arncliffe-Banksia area are considered.

The area on the western side of Barden Street / Broe Avenue is currently nominated under the draft plan as being rezoned R4 high density with a height restriction of 22m. Rezoning of this area does not consider the nature of the topography or the character of the local area. The historic views from the Forest Road ridgeline area to the CBD and Botany Bay, as noted within the Rockdale DCP 2011, must be maintained for the amenity of residents on the ridgeline and from public lookouts along the ridgeline such as Towers Place Lookout, this is best addressed through maintaining the current height restrictions.

No transitional medium density zoning has been considered between the R4 high density and retained existing R2 low density with the potential for unsightly, overshadowing high density development hard up against established low density dwellings impacting amenity and privacy. Further these plans offer very little by way of varied housing options as the plan is very heavy on high density across Arncliffe with only a small medium density area slatted on the Southern side of Wickham Street (and this is only prescribed due to airport building height restriction requirements).

The suburb of Arncliffe is a mature suburb consisting of leafy streets housing a varied and well established community. The precinct proposal does not consider the local qualities of

our family orientated neighbourhood, taking a broad brush approach to the rezoning of buildings that create the character of the streetscapes and identity of the suburbs of Arncliffe and Banksia. The proposal does not meet the criteria set out within the Rockdale Development Control Plan (DCP) 2011 to protect and preserve the architectural styles, village character and housing diversity within Arncliffe.

The designated R4 height restrictions do not consider the local topography of the terrain along the Forest Road Ridgeline, for example The Pitt-Owen/Forest Road/Sommerville Street area is located on a steep ridgeline that is not remotely compatible with eight Storey buildings. High density development in this area will have a detrimental impact upon important historic views to and from the local landmarks in the area as prescribed in the Rockdale Development Control Plan (DCP) 2011 including St. Frances Xaviers and St Andrews Churches.

It is concerning that the feasibility analysis of the proposal considered in Appendix H: The Economic & Feasibility Analysis shows the current FSR of 2:1 is not viable and that FSRs will be exceeded to make developments viable in the Precinct (Section 5.3 Land use and Density Threshold) such increases in FSR will lead to poor outcomes for the greater community through developments that provide for restricted open space and taller buildings with an even greater impact upon neighbouring properties.

The proposed high-density plans for the whole Arncliffe-Banksia precinct are not appropriately positioned in an area of stable, established communities. Our neighbourhood has many long term residents with families, cultural, social and community networks, these face being upended by this extremely poorly considered plan and would lead to our existing balanced blend of cultures and neighbourhood values being lost.

The road network within Arncliffe was not planned for high density population and would struggle under the weight of additional vehicular traffic, increase noise and air pollution and reduced safety for pedestrians with a lack of adequate footways, crossings and access options for such an increase in density.

I request that consideration is given to the above concerns, and the plans for high density zoning in the Arncliffe-Banksia precinct to the west of Barden Street /Broe Avenue are rescinded, maintaining the current R2 density, and ensuring the character of the suburb of Arncliffe is maintained.

Should you require further information about my objection to the rezoning, please contact me on 0422 002 585 or at helengallo@bigpond.com

Yours sincerely



Helen Del Gallo