



Bayside West Precincts

Draft Land Use and Infrastructure Strategy

Draft Arncliffe & Banksia Rezoning Proposal

Community Consultation Report

April 2017

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Department of Planning and Environment

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1. Executive Summary

This document provides an overview of the community and stakeholder feedback received to date in relation to the draft Land Use and Infrastructure Strategy (draft LUIS or draft Strategy) and draft Rezoning Proposals for Arncliffe and Banksia. It summarises the main issues raised through both the public exhibition of the draft documents and an online survey. A detailed response to submissions will be released by the Department at a later date.

The Department has worked closely with Bayside Council (previously Rockdale City Council), government agencies, stakeholders and the community to prepare the draft LUIS and Rezoning Proposals.

The draft Strategy aims to create:

- connected town centres for Arncliffe, Banksia and Cooks Cove,
- better transport connections,
- more housing choices,
- a vibrant Princes Highway corridor, and
- new areas of open space.

The Plans have been prepared to provide a framework to guide the development within the precincts and identify infrastructure needs to support this growth.

A draft LUIS, draft Rezoning Proposal for Arncliffe and Banksia precincts and a Development Control Plan were exhibited between 27 November 2016 and 28 February 2017.

During the exhibition period an online survey was also released to seek feedback from the community about the plans. Almost 900 surveys were completed.

Written submissions to the draft LUIS and Rezoning Proposals were accepted by the Department over the course of the public exhibition period. In total, 194 submissions were received during exhibition.

Four 'pop-up' information events at key community sites and three workshops were held during the exhibition period. Around 500 community and other stakeholders attended one or more of these sessions.

The results of the consultation to date has been summarised in this report, including the survey results and the issues raised during exhibition. It is important to note that this report is not a final response to submissions, but is an overview of consultation to date, issues raised and the next steps to finalise the draft Strategy and Rezoning Proposals.

2. Engagement Approach

To ensure Council, stakeholders and the local community were informed about the draft Land Use and Infrastructure Strategy (LUIS) and Rezoning Proposals, a range of communication tools and techniques were used to promote the project and seek feedback. The approach set out how we proposed to carry out consultation to ensure it was transparent, accessible and targeted.

The following sections provide an overview of the engagement approach and includes a summary of how information was made available, in addition to the results that came from the:

- Social media advertising campaign which invited participants to complete the online survey and promoted the public exhibition
- Online survey analysis
- Participation during the public exhibition period from 27 November 2016 to 28 February 2017
- Formal submissions received to the draft Land Use and Infrastructure Strategy and draft Rezoning Proposals.

2.1. Consultation snapshot

The table below provides a snapshot of the different consultation activities used to raise awareness about the draft Strategy and Rezoning Proposals.



2.2. Public exhibition

The draft LUIS and Rezoning Proposal was released on 27 November 2016 and was publicly exhibited for 13 weeks until the 28 February 2017.

The exhibition documents were made available to view at the following locations:

- Department of Planning and Environment, 320 Pitt Street, Sydney
- Department of Planning and Environment website, www.planning.nsw.gov.au/baysidewest
- Arncliffe Library
- Rockdale Library
- Rockdale Council Chambers

2.3. Exhibition package

The following documentation was publicly exhibited:

- an overarching draft LUIS for Bayside West Precincts, including Arncliffe Precinct, Banksia Precinct and Cooks Cove Precinct
- Land Use and Infrastructure Strategy Technical Documents including:
 - Cooks Cove Urban Design Report
 - Cooks Cove Transport Study
 - Cooks Cove Flood Impact Assessment
 - Cooks Cove Planning Report
 - Arncliffe Precinct Demographic Profile
 - Banksia Precinct Demographic Profile
 - Transport Plan
 - Aeronautical Assessment
 - Social Infrastructure Study for Arncliffe
 - Social Infrastructure Study for Banksia
- Arncliffe and Banksia Rezoning Proposal and supporting technical documents.

2.4. Raising public awareness

The exhibition provided an opportunity for Council, key stakeholders and the community to provide feedback on the draft LUIS and Rezoning Proposals to ensure the community was informed about the exhibition, information was circulated through a number of mechanisms including:

- **Ministerial media release** on 28 November 2016
- **Department Media releases** to the local papers on 20 and 25 January 2017
- **Media briefings** on 2 February, 8 February and 6 March 2017
- **Media** stories in the local St George and Sutherland Leader newspapers, on 27 November 2016 and 25 January 2017
- **Ministerial launch** announcement on Channel 7
- **Advertisements** in the St George and Sutherland Leader on 6 January 2017
- **Mailout** to 7,000 landowners within the precinct boundary

- **1300 number and email address** which was made available for those with questions or comments
- **A5 community postcard** with information about the public exhibition period and how to get involved
- **Project brochure** with information about the public exhibition period and how to get involved. Published in in 5 languages: English, Chinese, Macedonian, Greek and Arabic
- **Written notification** of the exhibition period to Council, relevant agencies and key stakeholders.

2.5. Online/digital engagement

- **Website updates** and registration option for those wanting to be kept informed about the consultation: www.planning.nsw.gov.au/baysidewest
- **Social media** advertising campaign including translated ads into Macedonian, Greek, Arabic, Bengali and Chinese
- **Tweets** via the Department's Twitter account.
- **Facebook** updates via the Departments FB account
- **Email notifications** to 330 subscribers at key milestones, sent to residents and community groups who registered on the Department's website and to a database of known community groups and organisations.

2.6. Social media advertising campaign

A social media campaign consisting of 5 ads, targeted **778,259 Facebook users** in Arncliffe, Banksia. Paid social media advertisements were translated into Arabic, Macedonian, Greek and Chinese.

This campaign resulted in **8,654 "light" engagements** (Facebook likes/reactions; shares and website click throughs) and nearly **1,800 "deep engagements"** (Facebook comments, survey responses and submissions). To view a copy of the social media campaign ads, see Appendix B.

2.7. Face to face engagement

- **Four public drop-in** community information sessions
- **Three community workshops** to seek feedback on how the Priority Precinct Support Scheme Funding should be spent
- **Inspection copies** and public exhibition materials made available at the Department, council and local libraries.

2.8. Providing feedback

The community could provide feedback by:

- Completing an online survey
- Providing formal feedback online or by mail.

To view copies of the public engagement collateral produced see Appendix A.

2.9. Media coverage

The Draft LUIS received media coverage during the exhibition period on 27, 28, 30 November 2016 and 25 January 2017 in the St George and Sutherland Shire Leader, the Australian Financial Review and on Channel 7 tv news. Copies of the articles can be found in Appendix C.

2.10. Community information sessions

During the public exhibition period the Department held four community drop-in sessions. Department and Council staff were available and over 400 people attended the four sessions.

The sessions were held on the following dates:

- Arncliffe Train Station – 13 December 2016
- Wolli Creek Woolworths – 14 December 2016
- Wolli Creek Discovery Markets – 4 February 2017
- Rockdale Library – 13 February 2017

The drop-in sessions were open events, where members of the public could view copies of the documents, talk with project staff from the Department and find out how they could provide formal feedback. The exhibition boards displayed information in a way that was engaging and informative.



Figure 1 Display Boards at Wolli Creek Markets – 4 February 2017

2.11. Community workshops

During the public exhibition period the Department held three community workshops. The facilitated workshops sought feedback from the community about how to spend \$10 million in Priority Precinct Support Scheme funding. Attendees were asked to provide input on what local community infrastructure improvements could benefit from this additional funding.

Approximately 80 people attended the three sessions. The sessions were held on the following dates:

- Rockdale Town Hall – 21 February 2017
- Rockdale Town Hall – 23 February 2017
- Rockdale Seniors Centre – 27 February 2017

The workshops were free ticketed events open to the public. A separate Workshop Outcomes Report will be available on the Department's website once the Department has discussed it with Council.

www.planning.nsw.gov.au/baysidewest



Figure 2 Rockdale Town Hall Workshop – 23 February 2017

3. Online Survey

The Department launched an online survey to seek community feedback about the draft plans for Banksia, Arncliffe. Respondents were asked to select which area they wanted to comment on, either **Arncliffe** or **Banksia**. There was also an option for respondents to comment on both areas and one question covering Cooks Cove.

The feedback will play an important role in helping the Department to finalise the plans and ensure they can meet the needs of the local community.

The online survey was publicised in several ways:

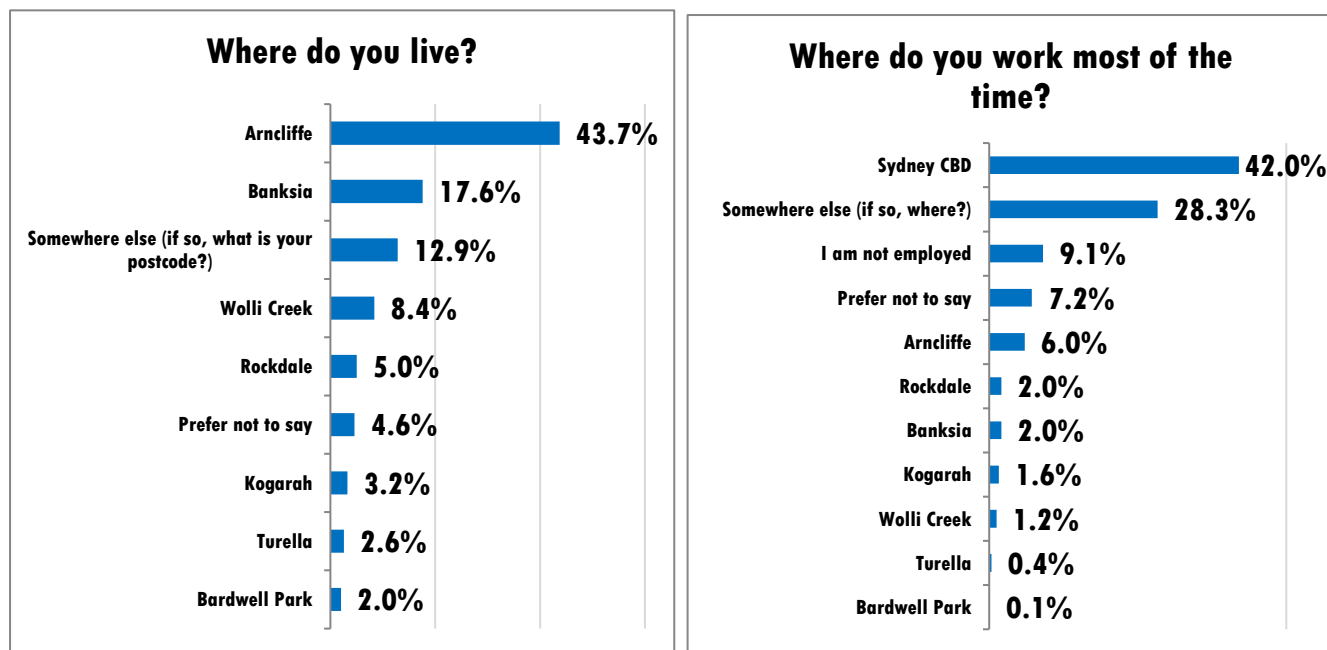
- **Media release**
- **Mailout** to 7,000 landowners within the precinct boundary
- **Social media campaign:** refer to social media advertising campaign and online/digital engagement sections above
- **Directly emailing** 330 subscribers who had registered for updates at key milestones during the exhibition
- **Tweets** via the Department's Twitter account.

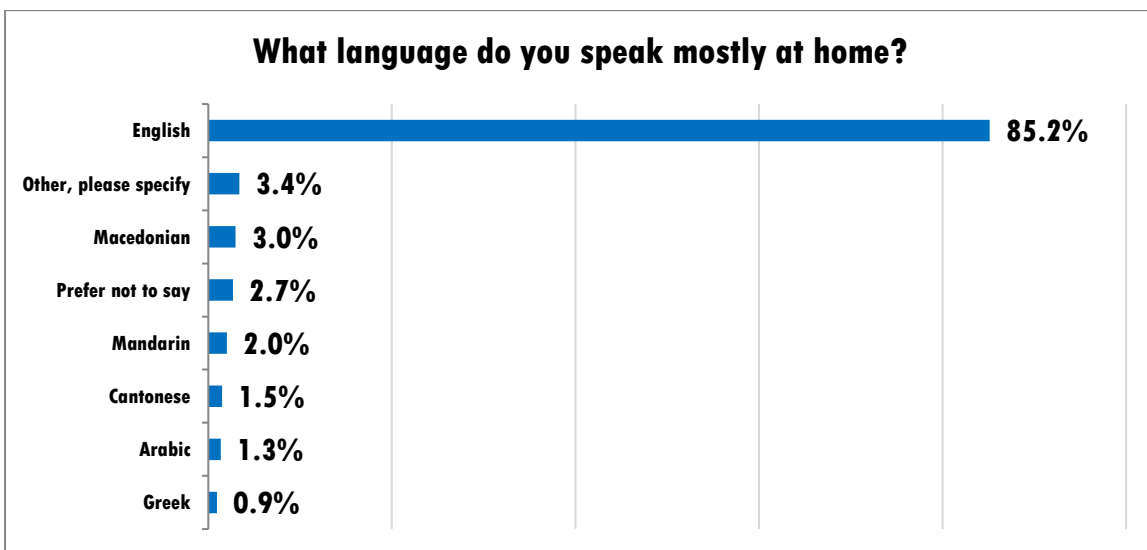
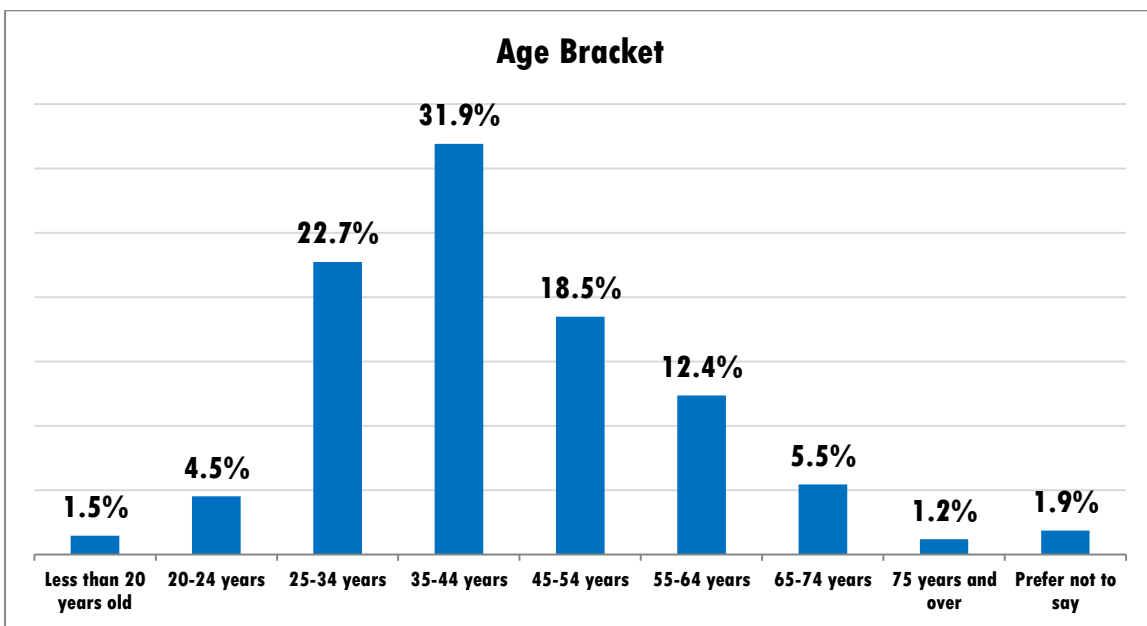
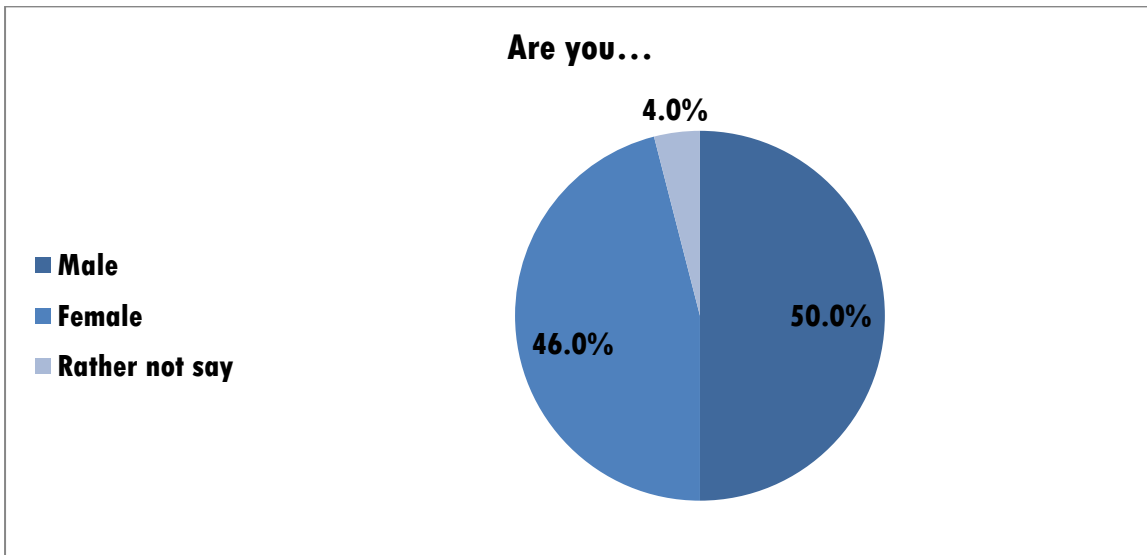
In total, **896** people completed the online survey.

The largest number of respondents who completed the survey lived in Banksia and Arncliffe precincts. A summary of the feedback received is outlined in the following pages.

3.1. Demographic information of survey participants

The demographic information of the 896 survey participants is summarised below.

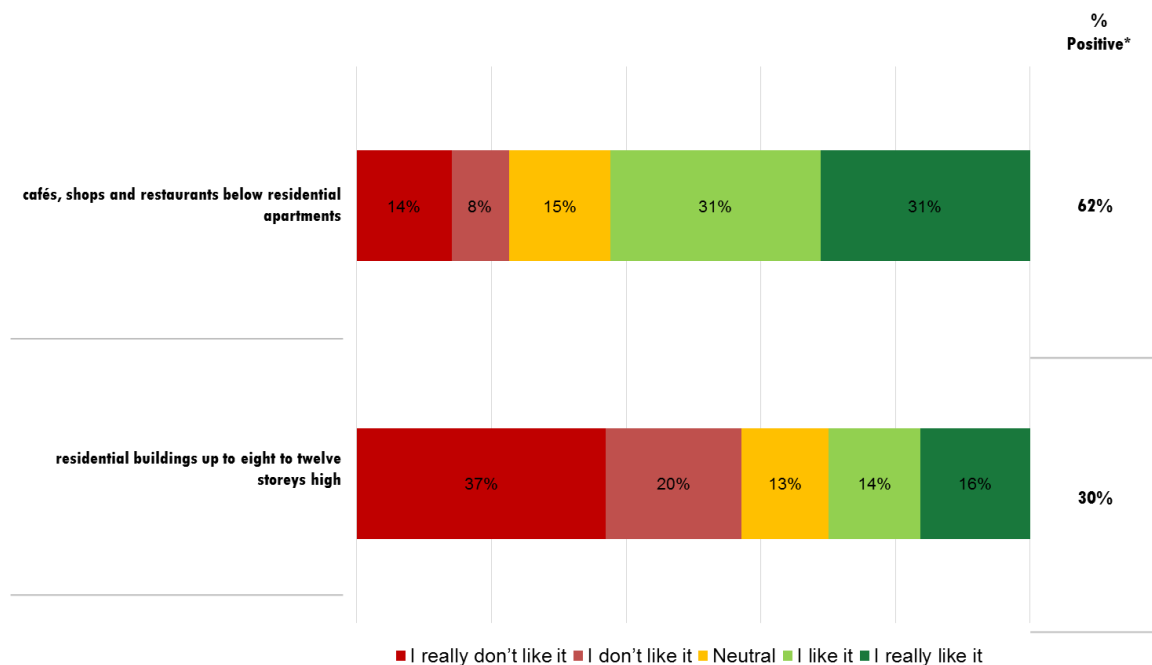
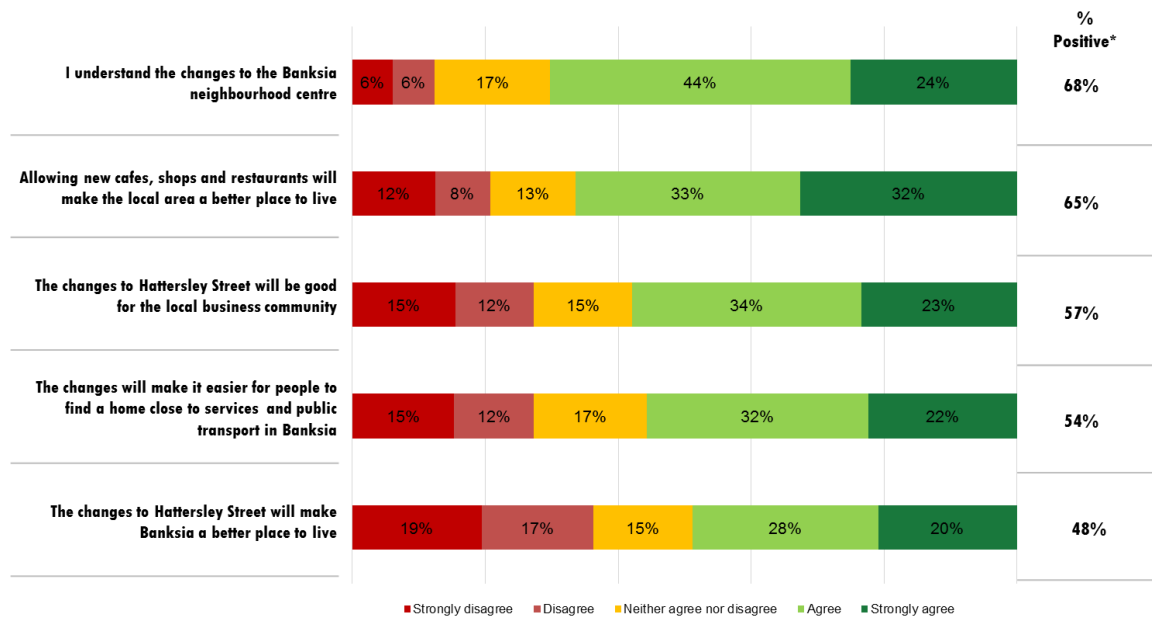




3.2. Summary of findings: Banksia Precinct

Survey participants were asked to respond to a series of questions about Banksia neighbourhood along the Princes Highway near Hattersley Road. Between 48 and 64 percent of participants agreed that proposed changes would be positive. Between 13 and 17 percent neither agreed or disagreed, with the remainder (20 to 36 percent) disagreeing that the changes in the Banksia town centre would be positive.

How respondents feel about changes to Banksia Precinct.



3.3. Snapshot of qualitative feedback received – Banksia Precinct

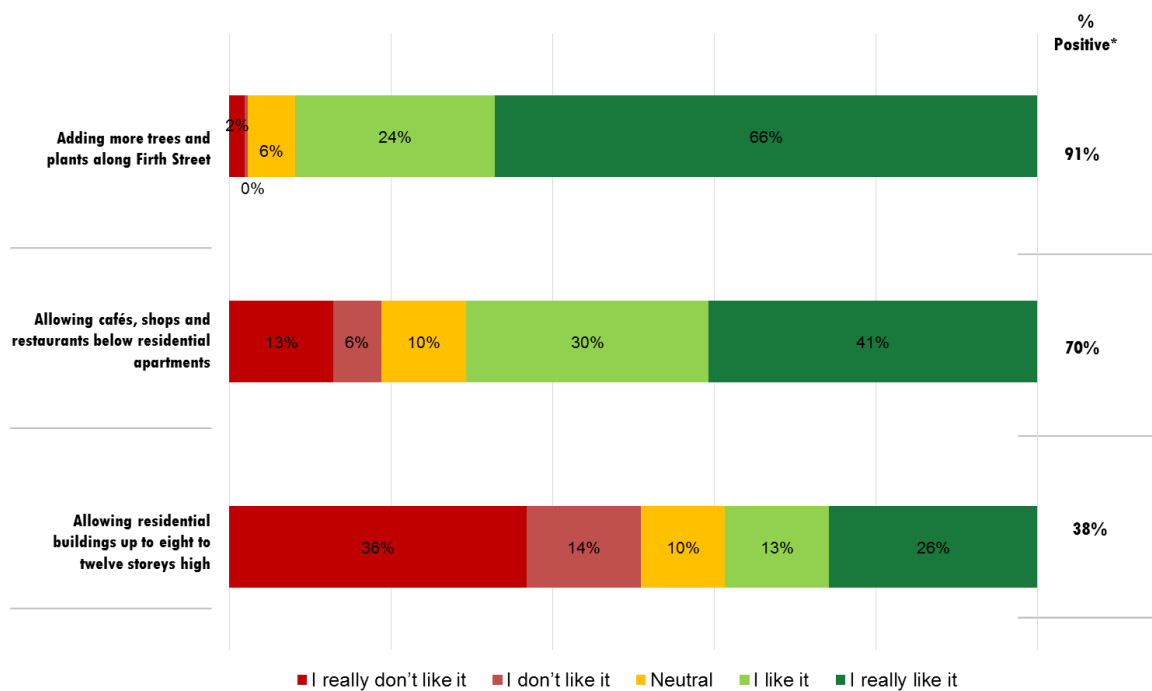
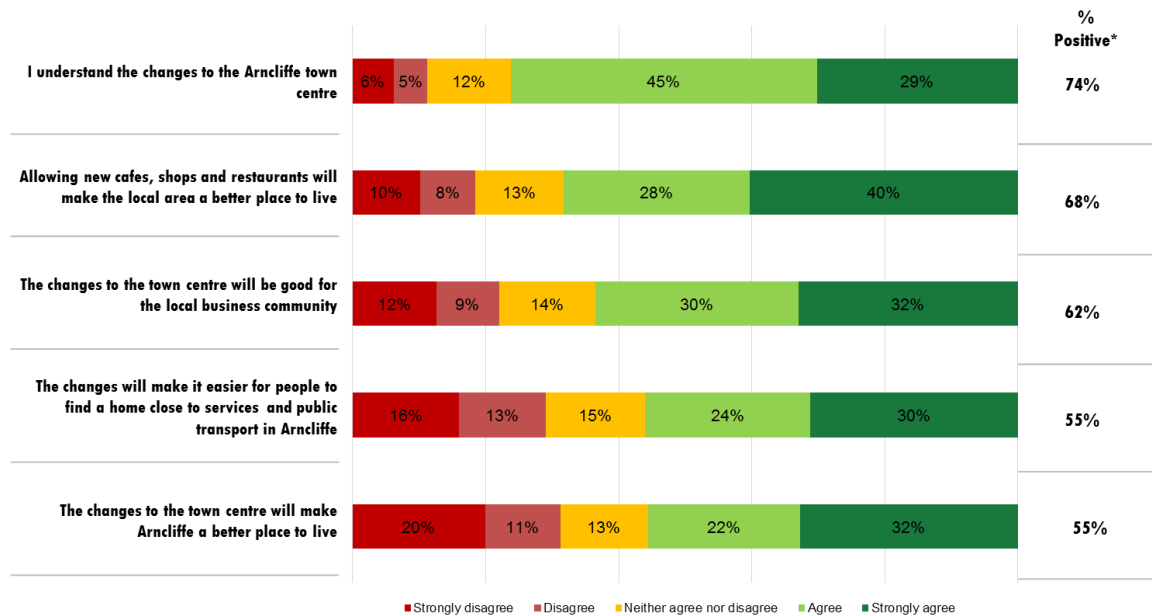
In the online survey, participants were asked if there was anything else they would like to add about the proposed changes to the Banksia neighbourhood centre. A snapshot of the responses received is shown in the graphic below.



3.4. Summary of findings: Arncliffe Precinct

Survey participants were asked about changes to the Arncliffe town centre along Firth Street. Over 90 percent liked the idea of improved landscaping along Firth Street and about 70 percent liked the idea of cafes, shops and restaurants beneath residential buildings. Only about 38 percent supported the development of eight to 12 storey buildings, with about 10 percent neutral on higher buildings.

How respondents feel about changes to Arncliffe Precinct.



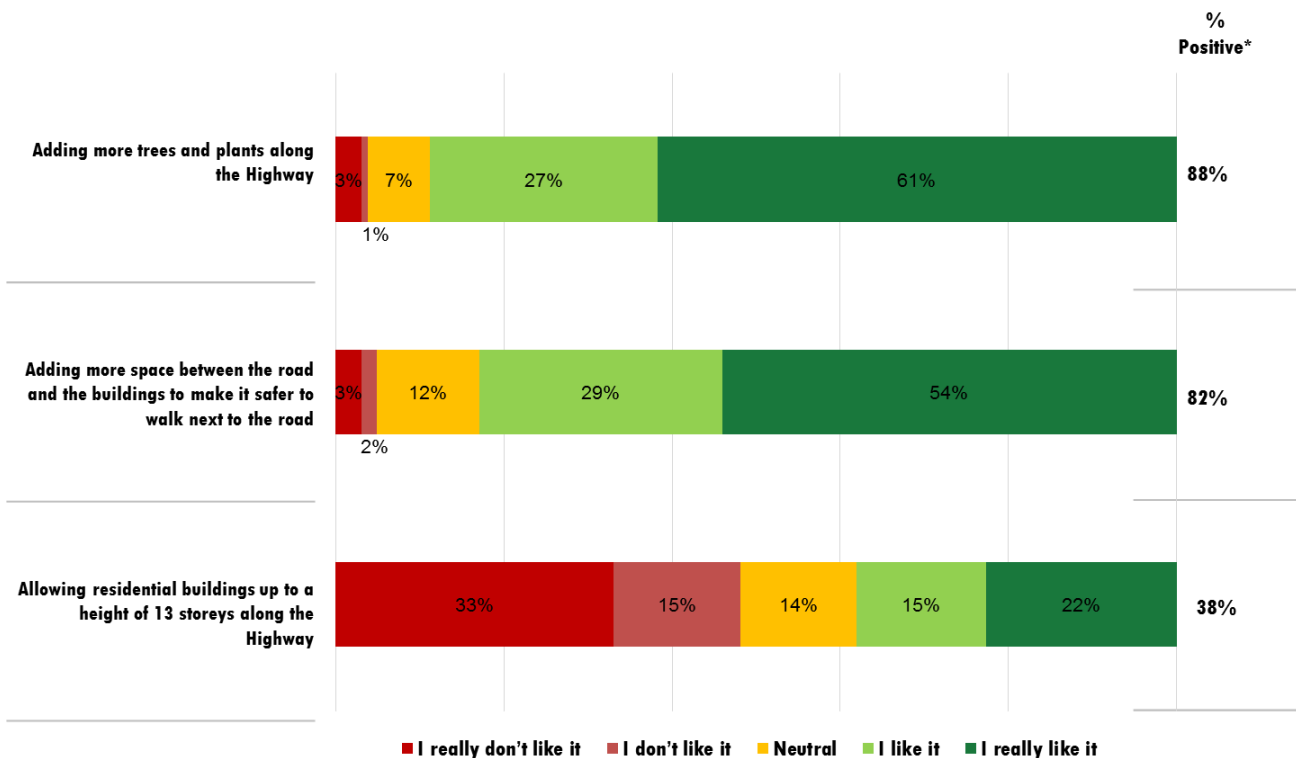
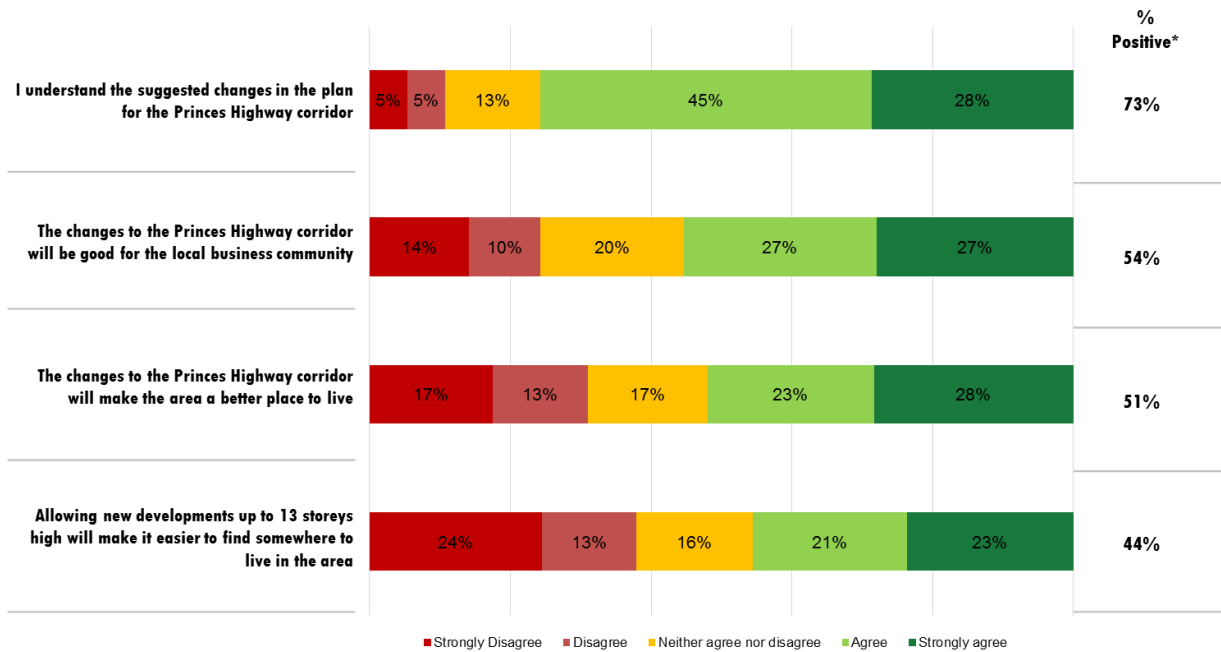
3.5. Snapshot of qualitative feedback received – Arncliffe Precinct

In the online survey, participants were asked if there was anything else they would like to add about the proposed changes to the Arncliffe neighbourhood centre. A snapshot of the responses received is shown in the graphic below.



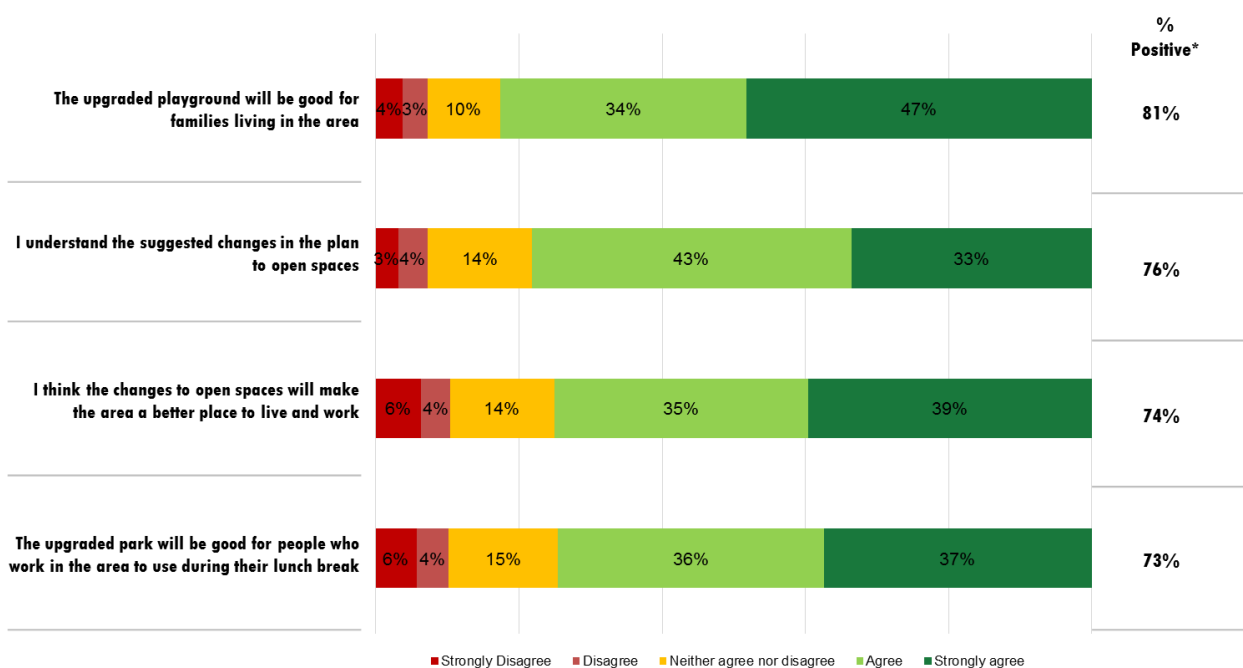
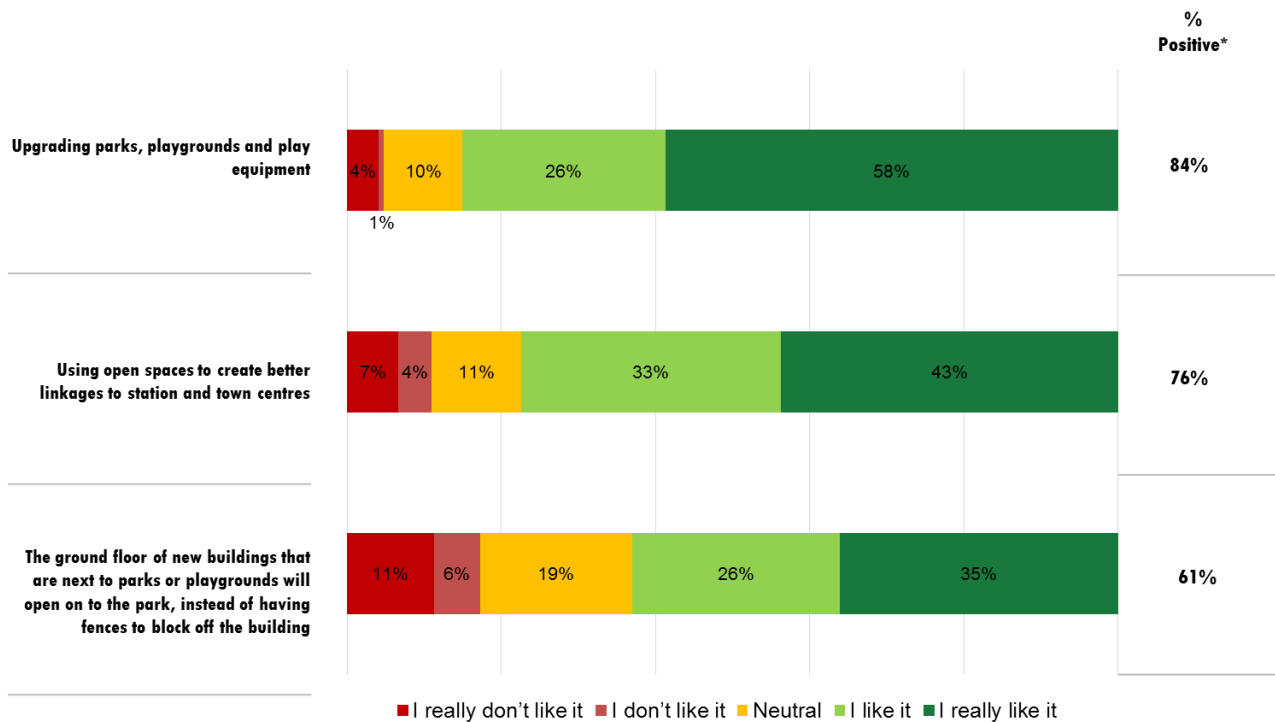
3.6. Summary of findings: Princes Highway

Survey participants were asked two questions about improving the streetscape and increasing pedestrian areas along the Princes Highway. They were also asked whether buildings up to 13 storeys high should be permitted along Princes Highway. Over 82 percent of participants responded positively to the concept of improved space and streetscape along Princes Highway. However, only 38 percent liked the idea of buildings up to 13 storeys high along the Princes Highway, with 14 percent neither liking or disliking it.



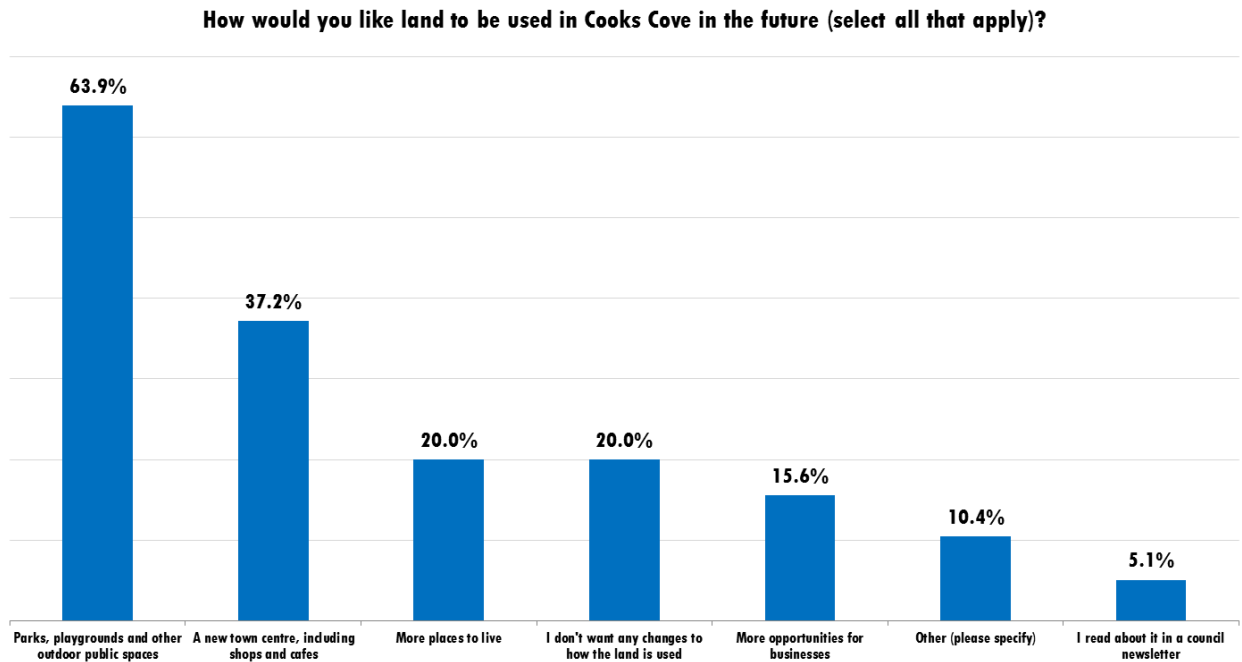
3.7. Summary of findings: Open Space

The survey included a series of questions about open space including whether parks and playgrounds should be upgraded; open space linkages between town centres and stations should be improved, and whether better ground floor design for buildings should be incorporated which would provide openings to adjacent parks. Over 76 percent of survey participants liked the idea of upgraded parks and improved open space linkages between the town centre and stations. Over 73 percent of participants also agreed improved open spaces and playgrounds would make it better place for families, workers and the community.



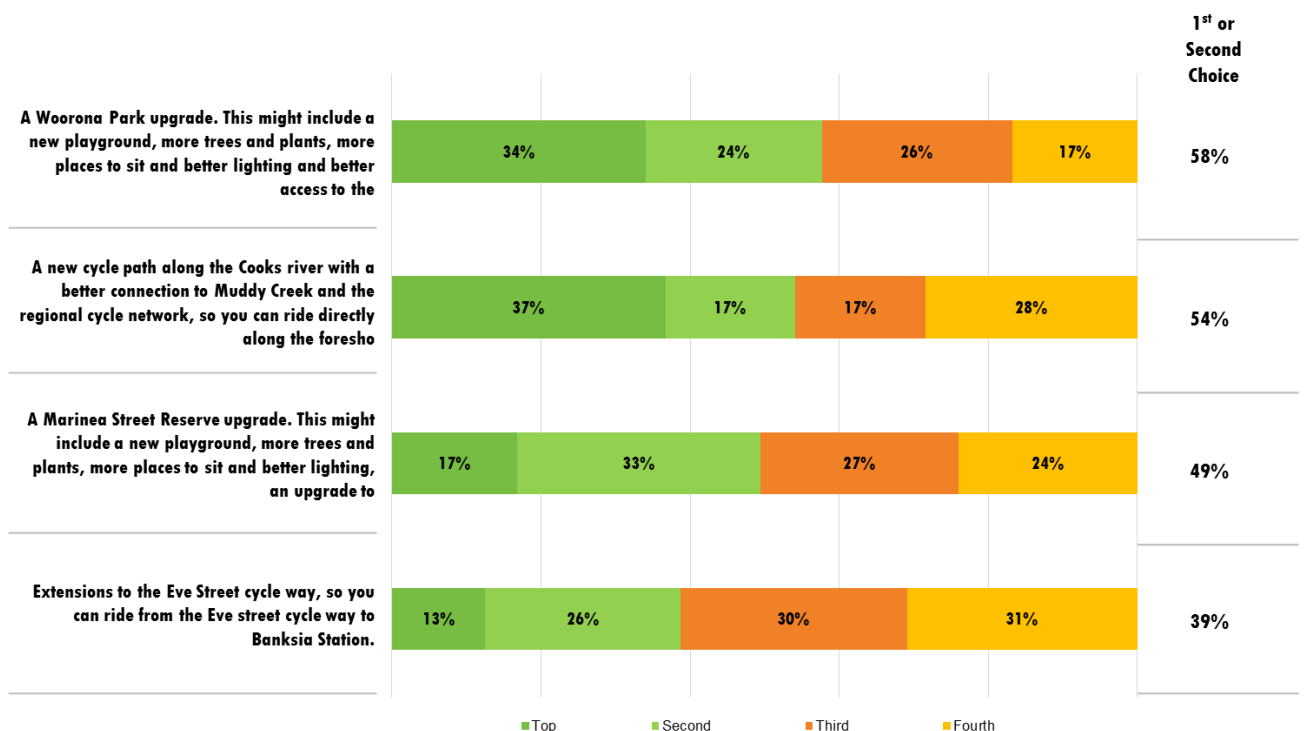
3.8. Summary of findings: Cooks Cove

The survey included a question about how land in Cooks Cove should be used in the future. Over 63% percent of survey participants would like the area to include more parks, playgrounds and other outdoor public spaces.



3.9. Summary of findings: Priority Precinct Support Scheme Funding

In order of preference, participants were asked to tell us which community facilities they would most like the Priority Precinct Support Scheme funding to be spent on. A snapshot of the responses received is shown in the graphic below.



4. Summary of Public Exhibition Submissions

A total of 194 submissions were received in response to the exhibition of the draft LUIS and draft Rezoning Proposal for Arncliffe and Banksia. Where multiple submissions were received from an individual person these were considered as a single submission.

Submissions were broken down as follows:

- 11 submissions were received from Government agencies, Bayside Council and other organisations
- 38 submissions focussed specifically on issues regarding the Cooks Cove precinct and associated developments (e.g. relocation of Kogarah Golf Course)
- 46 submissions were from developers or property owners who were seeking changes in proposed zonings or planning controls to increase the density of residential development on specific sites
- 98 submissions were from the general community.

Issues raised by Bayside Council and other agencies are summarised separately in Section 4.2 and 4.3 of this report.

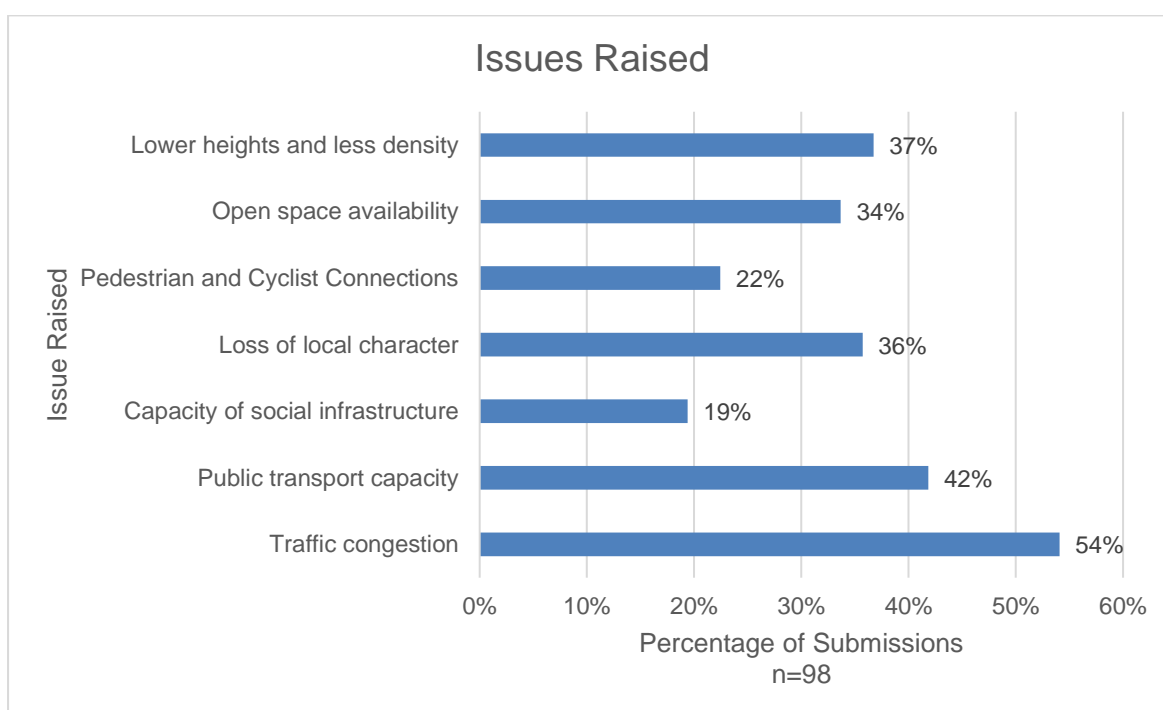
Submissions on Cooks Cove and Barton Park are not included in the summary below because it is Bayside Council's responsibility to rezone and consider any development regarding the Cooks Cove Precinct and changes to Barton Park. Generally, submissions on Cooks Cove either supported the development or were concerned about impacts on wetlands and open space in Barton Park. These submissions were provided to Council for their further consideration.

Developer and property owner submissions have not been included in the summary below. Generally, developer and property owner submissions supported the rezoning; sought increases in maximum building heights and Floor Space Ratios (FSR), and/or an extension to the precinct boundaries.

The 98 submissions received from the general community raised issues about the Banksia and Arncliffe Rezoning Proposal and Draft LUIS. These key issues are summarised in Section 4.1.

4.1. Key issues raised by the community

Theme	Key Issues
Traffic congestion	<ul style="list-style-type: none"> The local and regional road network is already congested and increasing the population in Arncliffe and Banksia would result in worse congestion
Capacity of public transport network	<ul style="list-style-type: none"> Trains servicing Arncliffe and Banksia in peak periods are already full and will not cope with the projected increase in population unless there is an upgrade to services
Density and height of new development	<ul style="list-style-type: none"> The height and density of new development proposed by the rezoning is too high and should be reduced
Provision of social infrastructure	<ul style="list-style-type: none"> Schools in the area would be unable to cope with the additional enrolments from the increased population
Local character and amenity	<ul style="list-style-type: none"> The local character and amenity of the area would be adversely affected by the redevelopment from the rezoning Views from certain locations would be impacted by new buildings
Pedestrian and cyclist paths and connectivity	<ul style="list-style-type: none"> There needs to be improved pedestrian and cyclist facilities including links to Barton Park, to schools, across the Princes Highway and to railway stations
The quality of built form and urban environment	<ul style="list-style-type: none"> The Wolli Creek precinct is not a good example of high quality urban design
Open space	<ul style="list-style-type: none"> There is insufficient open space to support an increase in population



4.2. Bayside Council submission

Bayside Council provided a detailed submission on the Draft LUIS and Rezoning Proposals. Overall their submission supported the Rezoning Proposals, however they requested further clarification on several issues which are presented in the table below.

Topic	Key Issues
Infrastructure funding	<ul style="list-style-type: none"> • Better coordination of infrastructure identification and delivery. • Section 94 Contribution Plans – limitations and issues with existing guidelines and cap. • Section 94 Contribution Plans – request for assistance with preparation. • Further information on the Precinct Support Scheme.
Transport	<ul style="list-style-type: none"> • An integrated holistic approach to traffic assessment and planning needs to be undertaken. • The existing and known future rail and bus services do not provide adequate capacity to cater for population growth. • Further investigation of traffic management is required around the Cahill Park neighbourhood. • Relevant Government Agencies and Departments must actively participate in the development of any future precinct planning. • DPE revisits its Transport Strategy to include viable transport alternatives, including additional bus services. Such initiatives will, in the short to medium term provide current and future residents with an improved transport service until a longer-term solution is identified. • DPE engages with the RMS prior to the finalisation of the Rezoning Proposal. This will ensure intersection, road and pedestrian movement improvements proposed in the LUIS and Arncliffe and Banksia Proposal are supported by RMS and will be able to be delivered.
Open Space	<ul style="list-style-type: none"> • Comments on the objectives of the Draft LUIS and Precinct Plan • A needs based assessment for open space does not appear to have been undertaken. • There is insufficient open space for the projected increase in population. • The proposed reduction in open space from the Cooks Cove development and associated other modifications (e.g. relocation of Kogarah Golf Course) needs to be considered.
Rezoning	<ul style="list-style-type: none"> • General comments on the objectives of the Draft LUIS and Precinct Plan. • Status and funding for investigation of future opportunity areas. • Difference in R3 zones between DPE and Council definitions. • Review precinct boundaries around Arncliffe Park.
Urban design	<ul style="list-style-type: none"> • Clarification of the mechanisms for assessing Design Excellence. • Specification of minimum lot sizes to ensure that through site links do not result in excessively bulky buildings, other poor design outcomes and excessive numbers of driveway accesses. • Shared lot driveway accesses should be encouraged to minimise the loss of parking for driveway accesses.

Topic	Key Issues
	<ul style="list-style-type: none"> • Access issues may result from the redevelopment of narrow lots in the Banksia Centre. • There is insufficient information on the process and responsibility for further investigations into the Future Opportunity Areas. • Consideration should be given to changing the zoning and development controls for the Marinea Street and Arncliffe School Neighbourhood to provide a better transition to low density areas. • A lack of building envelope modelling makes it difficult to comment on the visual impacts of the rezoning • Consideration of the implementation of such benchmarks as detailed in the Parramatta Road Corridor Urban Transformation: Planning and Design Guidelines (section 3.10 Sustainability and Resilience) developed by UrbanGrowth NSW as part of the Bayside West Precincts.
Environmental	<ul style="list-style-type: none"> • Make additional information available, that appropriately and clearly addresses the responsibility of owners and proponents when it comes to the determination of contamination impact on a site. • Issue guidance to owners and proponents in the Bayside West Precincts detailing the potential impacts of aircraft noise and air quality issues. • Review the boundary of the Precinct, particularly around Arncliffe Park and address the likely measures which need to be implemented from a floodplain management point • Draft LUIS should have included a detailed flora and fauna assessment of the Cooks Cove Precinct and rezoning of areas containing important vegetation as environmental conservation zones.
Heritage	<ul style="list-style-type: none"> • Undertake a strategic approach to heritage that identifies the appropriate building interface between new buildings and heritage items. • Consider the potential for the integration of pedestrian movement along heritage items. This would allow future residents to appreciate the items, but, more importantly, strengthen the items significance in the area.

4.3. Other agencies submissions

Eight agencies provided submissions on the Draft LUIS and Rezoning Proposal. Many of the issues raised were about the Cooks Cove Precinct. A summary of key issues raised by these agencies is presented in the table below.

Agency	Key Issues
Department of Primary Industries (DPI) Water & Fisheries	<ul style="list-style-type: none"> • DPI (Water) raised concerns about locating a shared pedestrian and cyclist path along the banks of the Cook River estuary as it was contrary to DPI Water Guidelines for Controlled Activities on Waterfront Land (2012) (Guidelines) and the NSW State Rivers and Estuaries Policy. • DPI (Fisheries) noted that Cooks River and Muddy Creek were designated as Type 1 key fish habitat and consequently DPI(Fisheries) were required under the Fisheries Management Act to ensure that there was no net loss of habitat. They recommended that a 40-metre-wide vegetated riparian zone should be established along watercourses, preferably consisting of saltmarsh and mangrove communities. • They also recommended that Water Sensitive Urban Design (WSUD) principles and requirements be adopted in the design of any new developments in the precincts.
Office of Environment & Heritage	<ul style="list-style-type: none"> • Green and Golden Bell Frogs, other threatened species and Ecologically Endangered Communities (EECs) have been recorded in the Cooks Cove Precinct, Barton Park and associated wetlands. The assessment and protection of these species, communities and habitats needs to be addressed any development assessment and Precinct Plans for Cooks Cove • Floodplain risk management needs to be addressed further for Cooks Cove Precinct. • Climate change adaption measures should be included in the Development Control Plan (DCP). This includes consideration of the Urban Green Cover in NSW Technical Guidelines (OEH 201) and the draft Central District Plan Sustainability Priorities and particularly Priority 7 and 10. • A full archaeological and cultural Aboriginal heritage assessment should be undertaken before the rezoning of the Banksia and Arncliffe precincts occurs.
State Emergency Service	<ul style="list-style-type: none"> • The State Emergency Service (SES) requested that further assessment of the Probable Maximum Flood (PMF) should be undertaken and used to inform planning controls and the viability of rezoning flood affected areas. It was particularly concerned about flooding impacts on the Cooks Cove Precinct and the “shelter in place” flood safety approach for the Cooks Cove Precinct. The SES requested a flood evacuation route up to the PMF be provided for Cooks Cove Precinct.
Land and Housing Corporation	<ul style="list-style-type: none"> • Land and Housing Corporation (LAHC) expressed support for the rezoning proposal and specifically in regard to their site on Eden Street Arncliffe. In a separate submission, LAHC proposed changes to the DCP to cater for the specific requirements of social housing.

Department of Education	<ul style="list-style-type: none"> No issues raised – however discussed potential increases in enrolments and school cluster plans.
Sydney Airport	<ul style="list-style-type: none"> Various assessment issues for the Cook Cove Precinct.
Transport for NSW	<ul style="list-style-type: none"> No issues raised – however provided further information on transport and traffic issues.
APA Group	<ul style="list-style-type: none"> Noted that the Moomba to Sydney Ethane Pipeline is located to the north of the Arncliffe Precinct. A Safety Management Study needs to be undertaken to ensure that potential hazards of the pipeline can be assessed and appropriate planning controls identified and implemented.

4.4. Next Steps

Priority Support Scheme Funding

The Workshop Outcomes report will be available on the Department’s website once the Department has shared it with Council. Once it is finalised, the Department and Bayside Council will work together to review the shortlisted projects and reach agreement on the projects to receive funding.

Land Use and Infrastructure Strategy and Arncliffe and Banksia Rezoning Proposal

The Department will review submissions and revise the draft Strategy and Rezoning Proposal as necessary. The Department will then provide a recommendation to the Minister for Planning for decision to amend the Local Environment Plan and issue the final Land and Use and Infrastructure Strategy.

APPENDIX A: Public Engagement Collateral

Advertisement and Postcard

Bayside West Precincts (Arncliffe, Banksia and Cooks Cove)

Land Use & Infrastructure Strategy



Artist impression of Wollongong Road opposite Arncliffe Park



Artist impression of Princes Highway Banksia

Help shape the future of your community

Join your neighbours in providing feedback on new draft plans for your local area and how \$10 million could be spent on local infrastructure in Arncliffe, Banksia and Cooks Cove.

To view the draft plans and to complete the online survey or make a submission visit:

▶ www.planning.nsw.gov.au/baysidewest

For more information:

▶ Connect with us on [Twitter@nswplanning](https://twitter.com/nswplanning)

▶ Find us on [Facebook/nswplanning](https://www.facebook.com/nswplanning)

Submissions close on 10 February 2017




NSW Planning & Environment

New plans for Bayside West

The Department of Planning and Environment is working with Bayside Council and Environment to develop new plans for Arncliffe, Banksia, Cooks Cove and the Princes Highway.

A draft Land Use and Infrastructure Strategy has been developed to identify opportunities for new homes, shops and businesses, open space and community infrastructure.

A draft Rezoning Proposal has also been prepared for areas within Arncliffe and Banksia, which identifies opportunities for renewal.

The draft plans aim to:

- 

Create vibrant and connected town centres
- 

Improve accessibility
- 

Provide more homes & housing choice
- 

Revitalise the Princes Highway
- 

Improve and provide new areas of open space

Have your say

Join your neighbours and tell us what you think about the plans. Visit planning.nsw.gov.au/baysidewest

- ▶ view the draft plans
- ▶ view the video
- ▶ take the survey
- ▶ make a submission

Submissions close 28 February 2017.

Translating & Interpreting Service: Please telephone 131 450. Ask for an interpreter in your language and request to be connected to 1300 730 550.

翻译和传译服务处：请致电 131450。要一位你的语言的传译员，然后请他们帮你转接 1300730550。

Υπηρεσία Μετάφρασης & Διερμηνείας: Παρακαλείστε να τηλεφωνήσετε στο 131 450. Ζητήστε διερμηνεία στη γλώσσα σας και ζητήστε να συνδεθείτε με τον αριθμό 1300 730 550.

Служба за Преводавање и Толкување: Ве молиме телефонирајте на бројот 131 450. Барајте за преводавач на ваш јазик и побарајте да ве приклучат на бројот 1300 730 550

كخدمة الترجمة الكلمية والشفهية: يرجى الاتصال على الرقم 131 450. اطلب مترجماً تكلم العربية ثم اطلب منه الاتصال على الرقم 1300 730 550 نهاية عمرك.



Introduction

The Department of Planning and Environment has been working with Bayside Council to develop a new vision to revitalise the communities of Banksia, Arnccliffe and Cooks Cove and transform sections of the Princes Highway into a tree-lined boulevard.

A draft Land Use and Infrastructure Strategy has been developed to identify opportunities for new homes, community facilities, shops and businesses close to public transport.

A Rezoning Proposal has also been prepared for areas within Arnccliffe and Banksia, which are identified in the Strategy as providing opportunities for urban renewal in the short term.

As the first step in the consultation process, the local community was invited to participate in a survey about what they liked about their suburbs and how they could be improved in coming years.

The majority who responded said they loved living so close to public transport, but wanted more cafes, restaurants, new and improved parks, and walking tracks in the area.

This feedback helped shape the draft plans and we are now asking the community again to share their views.

Draft plans are now out for consultation until 28 February 2017. To view the draft plans, take part in the survey and provide feedback visit planning.nsw.gov.au/baysidewest

Once community feedback is received, we will finalise the detailed vision. This will provide a roadmap for revitalisation of the area over coming years.

Vision

To create vibrant, attractive and connected communities, where people can live and work with good access to public transport, community facilities, open space, shops and cafes.

Key Priorities

Revitalisation contributes positively to this area of Bayside, presenting an opportunity to renew and revitalise this area. Development will be undertaken to achieve high architectural and design standards, taking into consideration retention of local character and heritage and respecting the natural environment.



Create vibrant and connected town centres

To encourage revitalisation of the existing Arnccliffe and Banksia town centres and to provide a new centre at Cooks Cove.



Improve accessibility

Improve pedestrian and cycling connections across the precincts to ensure homes, jobs and local facilities are well connected and accessible.



Provide more homes & housing choice

Identify areas that are suitable for more homes, providing greater housing choice.



Revitalise the Princes Highway Corridor

Revitalisation of the Princes Highway into a tree-lined road corridor with large setbacks and wide footpaths to enhance pedestrian safety and amenity. Allow for a larger range of commercial uses with residential apartments on upper levels in appropriate locations.

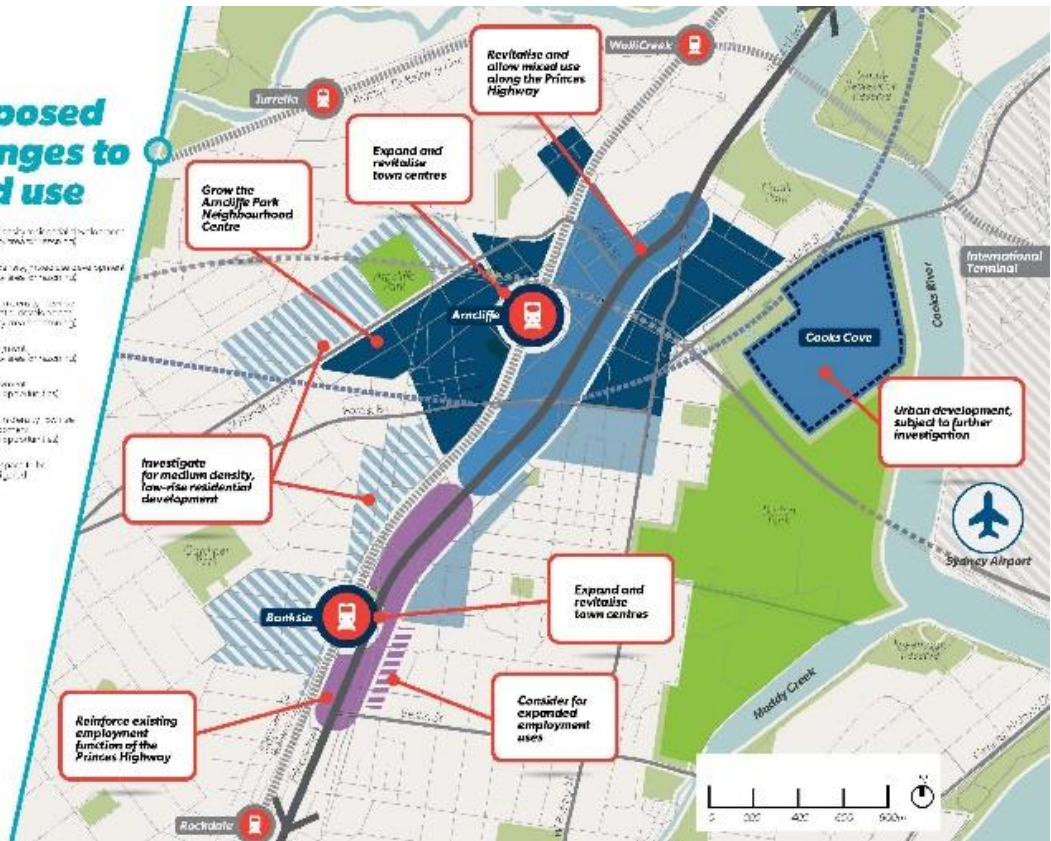


Improve & provide new areas of open space

Provide better connections to areas of existing open space and to prioritise the provision of new open space where possible.

Proposed changes to land use

- High density employment (to be redeveloped)
- Medium density employment (to be redeveloped)
- Medium density employment (to be redeveloped)
- Employment (to be redeveloped)
- Employment (to be redeveloped)
- Medium density residential (to be redeveloped)
- Employment (to be redeveloped)









Infrastructure

- Air services
- Proposed state/territory road improvements (proposedly road improvement)
- Roadworks
- Roadworks
- Proposed road works (to be completed)
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Key Actions and Milestones

- ACTION 1**  The Department is consulting on a rezoning proposal for those areas identified within Armcliffe and Banksia as priority areas for rezoning. Following exhibition, the Department will review submissions and make a recommendation to the Minister about which areas are to be rezoned through a State Environmental Planning Policy. Bayside Council have also prepared a Development Control Plan for the priority areas to be rezoned, that is also on exhibition.
- ACTION 2**  The Department will recommend a Special Infrastructure Contribution (SIC) be applied to the area. The SIC will assist in funding regional infrastructure upgrades identified in this Strategy to support the community over a 20-year timeframe.
- ACTION 3**  Bayside Council will review the way local infrastructure contributions are to be collected within the area. The Department will assist Council to cost local infrastructure upgrades recommended in the Strategy and co-ordinate these infrastructure items to be partly funded through the SIC. This will include preliminary design and costings for the key regional cycling and pedestrian link along the Cooks River and the pedestrian crossings of Marsh Street and the Princes Highway.
- ACTION 4**  The NSW Government will help to fund community projects worth up to \$10 million as part of the Priority Precinct Support Scheme. The Department is undertaking community consultation to assist the Council in selecting the projects to be funded.
- ACTION 5**  Propose to lodge a planning proposal with Bayside Council for urban development at Cools Cove.
- ACTION 6**  The Department will work with the Land and Housing Corporation to enhance and increase capacity for social housing on their site located on Eden Street in Armcliffe.
- ACTION 7**  Improvements to pedestrian and cycling connections through Cools Cove will be provided as part of the precincts development. The new connections will improve regional cycling and walking links and improve accessibility to the precinct. The location of the new connections are to be refined through detailed design as part of future investigations for Cools Cove.



Priority Precinct Support Scheme

The NSW Government has allocated approximately \$10 million of additional funds for local infrastructure upgrades in Armcliffe and Banksia through the Priority Precinct Support Scheme. The funding will enable Council to provide local infrastructure that will directly benefit the community. The precinct planning process, along with community consultation, will identify projects that could be funded through this scheme. The Precinct Proposal document outlines potential projects and is available at planning.nsw.gov.au/baysidewest.

The Department and Bayside Council will work together to review the shortlisted projects and reach agreement on the recommended project(s) to receive Precinct Support Scheme funding for each precinct.

Have Your Say

We are keen to hear what you think of the plans and how you would like the precinct funding to be spent.

Join your neighbours and have your say at planning.nsw.gov.au/baysidewest

- view the plans
- view the video
- fill in the survey
- make a submission

Submissions and feedback are open until 28 February 2017.

 Connect with us on Twitter @nswplanning

 Find us on Facebook [facebook.com/nswplanning](https://www.facebook.com/nswplanning)



Planning & Environment



Artist's impression Woodswallow Reserve, Armcliffe

APPENDIX B: Social Media Advertising Campaign





○ **Help shape
a new plan
for Banksia,
Arncliffe and
Cooks Cove**

Get involved



**Planning &
Environment**

Department of Planning and Environment
16 January

Help shape a new plan for Banksia, Arncliffe and Cooks Cove

What type of housing is needed?
Have your say planning new.gov.au/baysidewest

New open spaces and improve...
Check out the plan planning.nsw.gov.au



○ **Help shape
a new plan
for Banksia,
Arncliffe and
Cooks Cove**

Get involved



**Planning &
Environment**

'Double whammy' for Arncliffe and Banksia residents under Bayside West Precincts plans

Murray Trembeth

29 Nov 2016, 6:51 a.m.



Urban oasis: Artist's impression of an enhanced Wooroona Reserve at Arncliffe East, surrounded by new apartment blocks. Picture: supplied

The release of maps showing which areas of Arncliffe and Banksia are proposed for rezoning will remove uncertainty for some residents.

However, Bernie Sarah, the convener of community group Rockdale Residents Unite, found that to be of little consolation in the plans announced this week for 10,000 new homes for the area.

He said existing residents would experience a "double whammy" with the loss of a major greenspace area and an enormous increase in population.

[Planning Minister Rob Stokes announced on Sunday development would take place over the next 20 years](#), with potential for 4100 new dwellings at Arncliffe and 1000 at Banksia.

In addition, 5000 new apartments are proposed for adjoining Cooks Cove.

Mr Sarah said, "I don't want to be bleak, but I can't see much that is positive".

"We are losing 35 hectares of greenspace [Barton Park] for the Cooks Cove project and getting an enormous increase in population.

"What we need is more greenspace, not less.

"There will be a lot of negative impacts, including traffic congestion.

"We have seen what Woll Creek is like – a permanent construction zone and a traffic nightmare."

Mr Sarah said there would also be a loss of community feeling.

"High-rise creates fairly anonymous spaces, with very little community interaction," he said.

"Another aspect will be the loss of heritage that will occur as the area changes."

See your ad here

WHAT'S HAPPENING IN ST GEORGE & SUTHERLAND

Great new local hairdresser

I tried the new hairdresser on Saturday and they were wonderful, very reasonable...

Know a good market?

I've just moved here and looking for a market to get my weekly fruit and vege fr...

Anyone tried the new bar?

Keen to hear some local reviews before I check it out. Any recommendations?

Help with bee hive removal

Is any one interested or know some one who would remove a very large bee hive fr...

Mr Sharah said residents in high rise zones, who wished to remain in their homes, would continue to live with the uncertainty that their neighbours could sell to developers.

EARLIER STORY

Arncliffe and Banksia are to be redeveloped with more than 5000 new homes, mostly high rise apartments, with sections of the Princes Highway "transformed into tree-lined boulevards".



Arncliffe centre: Artist's impression of the Fifth Street shopping strip, next to the railway station, under the proposed zoning changes. Picture: supplied

Draft plans have been released for the Bayside West Precincts, including Cooks Cove, where a proposal for 5000 homes was announced earlier this month.

The combined total of 10,000 homes in the three precincts will make it one of Sydney's biggest new housing areas.

Exhibition of the draft plans for public comment comes two years after Arncliffe and Banksia were declared priority precincts for urban renewal.



Areas to be rezoned.

Planning Minister Rob Stokes said the development would take place over the next 20 years, with potential for 4100 new dwellings at Arncliffe and 1000 at Banksia.

Up to 5000 new dwellings were being investigated at Cooks Cove, he said.

Included in the "vision" are new shops and businesses to create 4400 extra jobs and new community facilities, including pedestrian-cycle paths and greenspace.

Mr Stokes said sections of the Princes Highway would be "transformed into tree-lined boulevards".

The state government would provide up to \$10 million for community infrastructure, he said.

High density residential and mixed use development will be concentrated at Arncliffe, on both sides of the railway line between West Botany Street and Wollongong Road.

The rezoning of these areas has been declared a priority.

Banksia town centre, adjoining the station, will be "expanded and revitalised", which would include developments next to the station with shops below and apartments above.

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Enter

However, unlike Arncliffe, Banksia will not have large pockets of high-rise.

The eastern side of Banksia station is designated for employment, and the western side for medium density low-rise homes.

Cooks Cove is marked "subject to further investigation", but a new school is included in diagrams.

The government will investigate imposing a levy on developers to contribute to upgrading infrastructure.

Mr Stokes encouraged members of the community to view the draft plans and give their feedback to help shape the final vision for the area.

"The draft plans show how good planning can make people's lives better as suburbs grow and change into the future," he said.

Minister for Social Housing Brad Hazzard said the draft plans allowed for the rejuvenation of the Land and Housing Corporation site in Eden Street at Arncliffe.

Mr Hazzard said the site would accommodate a mix of new private and affordable housing, boosting social housing by 30 per cent from 142 to 184 homes.

"We have tired old estates and we are redeveloping them, at no cost to taxpayers, to make brand new homes and brand new opportunities for our tenants," he said.

Bayside Council administrator Greg Wright welcomed the draft plans as the next step in realising the former Rockdale Council's vision when it nominated the areas for urban renewal.

"I am pleased this project will deliver improved pedestrian and cycle connections," he said.

The Department of Planning and Environment will hold community drop-in sessions on the draft plans, and conduct an online survey. The department will finalise the plans once feedback has been considered.

The plans will be on exhibition until February 10. Visit: planning.nsw.gov.au/baysidewest



30 Nov 2016

St George & Sutherland Shire Leader, Sydney

Author: Jacob Saulwick Kahlia Beichert • Section: St George Edition
Article type : News Item • Classification : Suburban • Audience : 147,639 • Page: 8
Printed Size: 436.00cm* • Market: NSW • Country: Australia • ASR: AUD 3,118
Words: 383 • Item ID: 692918927

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Page 1 of 2

[back](#)

Push for Bayside housing

BY JACOB SAULWICK, KAHLIA BEICHERT

THE next five years will feature the biggest housing construction boom in Sydney's history, according to forecasts released by the state government.

They predict almost 185,000 new houses and apartments will be added to the city by 2021 – about 85 per cent more properties than were built in the previous five years.

Parramatta will be home to the largest increase in dwellings, with another 21,450 properties added to the council area, according to the forecasts by the Department of Planning and the Environment.

The next largest increases are in the City of Sydney council area, with 18,250 new dwellings; Blacktown, with 13,600 new properties; and Canterbury-Bankstown, with 12,200 new dwellings.

Bayside Council will add another 10,000 homes.

Those will mostly be situated in Wolli Creek, Cooks Cove, the Arncliffe and Banksia priority precincts (see story Pages 1 and 6), Mascot Station precinct and the Wilson and Pemberton street precinct at Botany.

The Department's forecasts are based on development that is already under construction, developers either approved or being assessed, and land rezoned for residential purposes.

Planning Minister, Rob

Stokes, said the spread of the new dwellings meant the problem of creating new properties only on the fringes of the city was finally being addressed.

"When you look at the top areas, it is Parramatta, it is the City of Sydney, it's

Blacktown, and Blacktown includes some greenfield release, but also some infill areas," he said.

"We are getting the balance better.

"Getting over the greenfield issue was probably the biggest thing that needed to be done, and these figures indicate that's happening."

However, local residents are worried new homes will put extra strain on local roads and services.

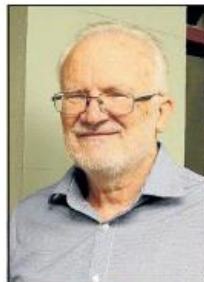
Rockdale Residents Unite member Bernie Sarah said there needed to be a better balance between new homes and retaining green spaces.

"I question the accelerated push for housing when some of the statistics don't back it up," Mr Sarah said. "I think some of the push is speculative rather than the actual demand."

He said local residents were concerned that important green space could be lost.

"Time and time again residents bring up the need for green space," he said.

"And how will transport and services deal with such a big influx."



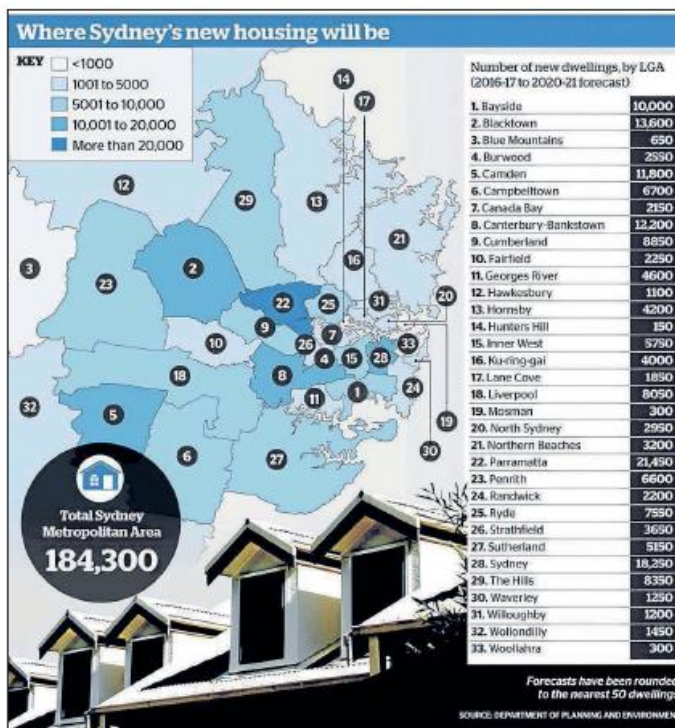
Bernie Sarah



30 Nov 2016
 St George & Sutherland Shire Leader, Sydney
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HOUSING BOOM: Number of new dwellings by local government area.



29 Nov 2016
 Australian Financial Review, Australia
 Section: Property • Article type : News Item • Classification : National
 Audience : 48,009 • Page: 33 • Printed Size: 40.00cm² • Market: National
 Country: Australia • ASR: AUD 699 • Words: 125 • Item ID: 692994509

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Bayside West plan on show

The draft plan for the Bayside West Precincts in Sydney has been placed on public exhibition. The new vision is for the suburbs of Arncliffe, Banksia and Cooks Cove, with the potential for up to 10,000 new homes, 4400 new jobs and \$10 million in funding for community infrastructure. New homes are expected to be built over the next 20 years, with potential for 4100 new dwellings at Arncliffe and 1000 at Banksia. Up to 5000 dwellings are being investigated at Cooks Cove. Planning Minister Rob Stokes encouraged people to view the plan and give feedback to help shape the final vision. "This shows how good planning can make people's lives better as suburbs grow and change into the future," Mr Stokes said.

MATTHEW CRANSTON

APPENDIX D: Landowners Notification



Dear Resident

Help shape the future of Banksia, Arncliffe and Cooks Cove

The Department of Planning and Environment is working with Bayside Council to help bring more jobs, greater housing choice and better community services to Arncliffe, Banksia and Cooks Cove.

We have developed a new draft plan for these areas, which is currently out for consultation.

The draft plan aims to create vibrant, attractive and connected communities with good access to public transport, community facilities, open space, shops and cafes.

Community engagement is a vital part of the planning process, and we would like to invite you to have your say.

Visit www.planArncliffeBanksia.nsw.gov.au to:

- view the draft plan
- fill out our online survey
- lodge a formal submission

Residents, landowners, and anyone else interested in the future of Banksia, Arncliffe and Cooks Cove will also be able to attend community information sessions, to be held in January and February 2017.

Staff from the Department of Planning and Environment and Bayside Council will be on hand to discuss the plans with you and answer questions that you may have.

Please visit www.planArncliffeBanksia.nsw.gov.au for details of these sessions as they come to hand.

If you can't make a community information session but would like to speak to someone about this project, please call 1300 305 695. If you require a translating and interpreting service, please call 131 400.

We look forward to your feedback before 28th February 2017.

Best regards,

Ann-Maree Carruthers
Director, Urban Renewal

:

Department of Planning and Environment
320 Pitt Street Sydney 2000 | GPO Box 39 Sydney 2001 | planning.nsw.gov.au

APPENDIX E: Public Exhibition Information Boards

Introduction

The Department of Planning and Environment has been working with Bayside Council to develop a new vision to revitalise the communities of Banksia, Arncliffe and Cooks Cove and transform sections of the Princes Highway into a tree-lined boulevard.

A draft Land Use and Infrastructure Strategy has been developed to identify opportunities for new homes, community facilities, shops and businesses close to public transport.

A draft Reasoning Proposal has also been prepared for areas within Arncliffe and Banksia, which are identified in the Strategy as providing opportunities for urban renewal in the short term.

As the first step in the consultation process, the local community was invited to participate in a survey about what they liked about their suburbs and how they could be improved in coming years.

The majority who responded said they loved living so close to public transport, but wanted more cafes, restaurants, new and improved parks, and walking tracks in the area.

This feedback helped shape the draft plans and we are now asking the community again to share their views.

Draft plans are now out for consultation until 28 February 2017. To view the draft plans, take part in the survey and provide feedback visit planning.nsw.gov.au/baysidewest

Once community feedback is received, we will finalise the detailed vision. This will provide a roadmap for revitalisation of the area over coming years.



Vision

To create vibrant, attractive and connected communities, where people can live and work with good access to public transport, community facilities, open space, shops and cafes.

Key Priorities

Revitalisation contributes positively to this area of Bayside, presenting an opportunity to renew and revitalise this area. Development will be undertaken to achieve high architectural and design standards, taking into consideration retention of local character and heritage and respecting the natural environment.



Create vibrant and connected town centres

This Strategy seeks to encourage growth and revitalisation of the existing Arncliffe and Banksia town centres. It also recommends additional investigations into how future development within Cooks Cove can be a catalyst for providing a new local centre with homes, jobs, shops, cafes and restaurants, in an attractive and convenient place where people enjoy living, working and visiting.



Improve accessibility

This Strategy seeks to improve pedestrian and cycling connectors across the growth area to ensure homes, jobs and local facilities are well connected and accessible. It also ensures new homes are well connected to public transport so that more residents will be able to benefit from being close to the railway station as well as local shops.



Provide more homes and housing choice

This Strategy identifies areas that are suitable for increases in residential densities. These areas are generally those in walking distance to public transport and other community facilities. Under the Strategy the Arncliffe and Banksia precincts could provide approximately 5,100 additional dwellings by 2036. The Cooks Cove Precinct also presents an opportunity to provide 2,000 to 5,000 additional dwellings, subject to further investigation.



Revitalise the Princes Highway Corridor

This Strategy proposes revitalisation of the Princes Highway into a tree lined road corridor allowing for a wider range of commercial uses with residential apartments on upper levels in appropriate locations.



Improve and provide new areas of open space

This Strategy identifies the need to provide better connections to areas of existing open space. It also prioritises the provision of new open space.

Bayside West
Arncliffe, Banksia & Cooks Cove
Transformation and Urban Renewal Strategy

Priority Precinct Support Scheme

The NSW Government has allocated approximately \$10 million of additional funds for local infrastructure upgrades in Arncliffe and Banksia through the Priority Precinct Support Scheme. The funding will enable Council to provide local infrastructure that will directly benefit the community.

The precinct planning process, along with community consultation, will identify projects that could be funded through this scheme. The Precinct Proposal document outlines potential projects and is available at planning.nsw.gov.au/baysidewest.

The Department and Bayside Council will work together to review the shortlisted projects and reach agreement on the recommended project(s) to receive Precinct Support Scheme funding for each precinct.

Have Your Say

We are keen to hear what you think of the plans and how you would like the precinct funding to be spent.

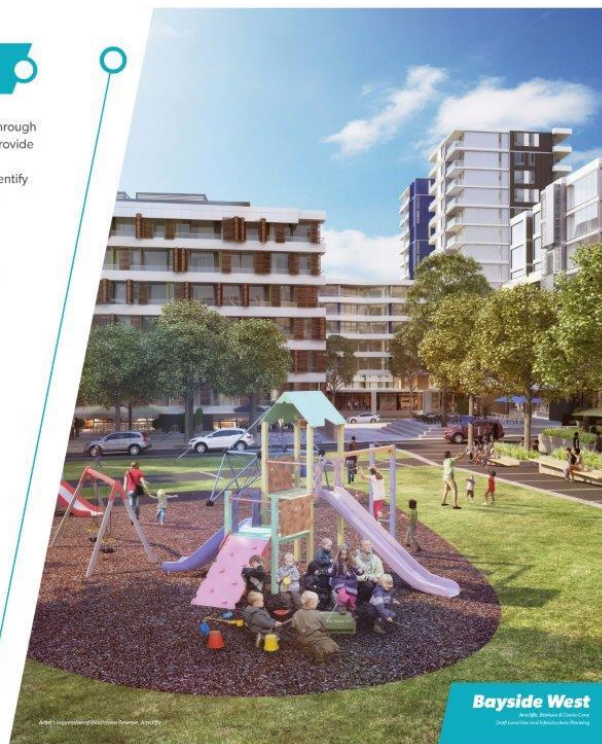
Join your neighbours and have your say at planning.nsw.gov.au/baysidewest

- view the plans
- view the video
- fill in the survey
- make a submission

Submissions and feedback are open until **28 February 2017**.

Connect with us on **Twitter @nswplanning**

Find us on Facebook **facebook/nswplanning**



Bayside West
Arncliffe, Banksia & Cooks Cove
Transformation and Urban Renewal Strategy

Future Precinct Character



Figure 1: Artist's impression of walkway at Cooks Cove.

1. Consider Sydney Airport height restrictions

Sydney Airport height restrictions are a key consideration in determining appropriate heights within the precincts. Proposed heights should ensure buildings fall below the PANS-OPS surface. In some locations in the town centres, taller buildings exceeding the QLS2 Obstacle Surface Limitation may be considered on the basis that approval will be also required from Sydney Airport.



Figure 2: Example of high-rise housing. Photo credit: John Dalgle.

2. Taller buildings in accessible locations

Taller buildings are to be located closest to the town centres and public transport connections. This is to encourage the greatest densities in accessible locations and to reinforce development of the town centres.

3. Tallest buildings on key opportunity sites

Taller towers (up to 22 storeys) are to be located on larger sites which have the potential to provide new areas of public open space as part of their redevelopment.



Figure 3: Artist's impression of the Princes Highway at Amcillo.

4. Increasing heights on the Princes Highway

An increase in heights ranging from 8-12 storeys is to be implemented along the Princes Highway to encourage revitalisation and redevelopment within this accessible area.



Figure 4: Example of high-rise housing. Photo credit: Peter Clarke.

5. Taller buildings in areas adjoining existing high density

Taller buildings up to 12 storeys are to be located close to areas of existing high density residential development including the Bona Street Precinct and Wolf Creek development sites.



Figure 5: Example of medium density, low rise housing. Photo credit: Ben Ferguson.

6. Lowest buildings in areas adjoining existing low density

Low rise development is to be located adjoining existing low density residential areas to provide a transition in heights and to ensure development is in keeping with local character. Buildings of between 3 to 4 storeys are suitable in these locations.



Figure 6: Example of mixed use development. Photo credit: Christopher Frederick Jones.

7. Allowing for mixed use development

Mixed use development is to be located within the town centres to allow retail and commercial opportunities at lower levels, bringing more people and activity to the centres.

Consultation

Community and stakeholder input is an important part of planning for the future of the precincts.

The Department has worked closely with Bayside Council (previously Rockdale City Council), government agencies, stakeholders and the community to prepare the Land Use and Infrastructure Strategy.

Your feedback will play an important role in helping us to finalise the plans.

In addition to today's community information session, a number of consultation activities have been completed including:



Online Survey

The Department undertook an online survey to find out what people like about the local area and how it could be improved in the future. 346 responses were received and a summary of the survey results is available on the Department's website.



Website

A dedicated webpage is available on the Department's website to provide an overview of the investigation and allow people to register for project updates. The webpage will be updated as planning progresses.



Council briefings

The Department has briefed Council to provide an overview of the investigation process and to seek input on the proposed vision and preliminary Land Use Strategy.



Stakeholder briefings

The Department has held regular stakeholder briefing sessions throughout the investigation phase to understand the key opportunities and constraints throughout the precincts.

The information gathered through consultation with Council, agencies and the community has been a key input to the planning process. The following key messages have shaped the development of the Land Use and Infrastructure Strategy.

Access to Public Transport

Improvements to local retail and services

Improvements to open space + community facilities

How are we consulting?



Online Survey



Community Events



Submissions

Visit planning.nsw.gov.au/baysidewest to find out more

The planning process

