

SSD-83256472 68-80 Banks Ave Pagewood.

14 December 2025

As longtime local residents who are supporters of the public housing component in the area we are making this submission to highlight some major concerns which have not been adequately resolved.

After discussions with our neighbours the major issues repeatedly are increase in car traffic to our existing over-used local streets, the number of new apartments to market, the eye-watering increase in building heights and resulting bland, aesthetically-deficient massing of tall 'blocks' of apartments and the clumsy apartment layouts.

All of these valid concerns, one can argue, are subjective, we are making this submission - an objective longtime local resident viewpoint submission - to highlight some major concerns which have not been adequately resolved.

Over-provision of Apartments to market.

We query the legitimacy of relocating the same number of existing public housing units (82 current to 84 proposed) and a few more off-street cars (26 increased to 36) into a new high-rise building just to provide land to build 140 NEW apartments for market seems inappropriately profit-centred on public land.

As an option - IF there was an increase in public housing (maybe up to 30%?) -for example another 16-20? social housing apartments, and similar fewer apartments to market and associated car space required, then the dramatic proposed height increase, as well as the increase in local residents and cars numbers seeming beneficial to all, then it would be more understandable and appropriate.

The 3 landmark trees must be retained.

The retention of the landmark trees at south and centre of the proposed developments is commended. HOWEVER, the proposed removal of the one major 'decades old' landmark tree at north-western corner must be retained. To remove this would be vandalism.

Car Access Points.

Park Pde is a narrow-local street providing a single traffic lane in a one-way only configuration to a limited number of residences.

It currently is the single car entry point to Jellicoe Park from Banks Ave and provides access to Jellicoe Park, the playground and the numerous houses in the surrounding area.

Proposal Driveways- with a single basement for Housing apartments, a ramped two-way driveway joins directly off the southern end of Park Pde. This is the busiest intersection within this precinct and the proposal has a further 36 cars turning into and out of a proposed driveway.

The driveway and ramped entrance for 200 cars at the northern end results in the same configuration.

BOTH of these location are very busy access/egress points to the playing fields where swarming children conflict with cars in a situation of danger.

To proposed increasing this potential hazard cannot be contemplated.

The car access points to both proposed stages must be moved from Park Pde to a central location, logically where the existing entry and exit points are. To introduce more cars manoeuvring across footpaths and busy corners, in an area where scores of young children swarm to the playing fields, the bike track footpath and the playground is ill-conceived and unconscionable.

Don't add to existing car parking saturation.

Jellicoe Park has been extensively upgraded with a playground, with lighting towers covering the whole area and new amenities block. The use of this park has increased greatly with large numbers of small and bigger children and of adults. It is used extensively by Pagewood soccer club and various cricket teams for games and training.

Except for the street parking around the perimeter -Park Pde has some 42 houses around the perimeter, which share street parking used for Jellicoe Park.

There are NO car parking spaces provided by or for Jellicoe Park, it results in the saturation of all surrounding residential street when it is in use. (see attached sketch)

Jellicoe Park is used on multiple occasions each week. It is a major magnet for many small children and the associated family cars and parents and relies on street parking in this small neighbourhood for this influx - as no car park is provided in the area.

On most days that Jellicoe Park is used ALL of our surrounding streets are parked out and on kerb, on median strips, off-street park anywhere parking is popular. This occurs on Saturdays, Sundays, and with afternoon and evening training on Mondays, Tuesdays, Wednesdays and some Thursdays, it is an issue which effects us all.

Please note: Park Pde does not service the existing Housing units car parks for it is a very busy local street, particularly on the days when Jellicoe is being used.

The existing Housing units situation where the 26 cars ingress and egress off Banks Ave is established and has worked well without effecting the people movement and limited streets within the Jellicoe Park precinct. Banks Ave is a major two-way road which is appropriate for any increased traffic movements.

The current influx of cars parking on Banks Ave, Park Pde and associated streets from the Meriton construction sites has plagued the area, mainly during the week, for a number of years but when that development is completed some relief is expected.

To think that this Proposal - which increases the existing Housing car park spaces from currently 26 to 236 proposed spaces AND that these will not impinge badly on the current traffic /people congestion points where Park Pde joins Banks Ave is illogical planning.

Peak hour Rat running.

The proliferation of rat runs during peak periods over the last 3 or 4 years has resulted in higher use by non-local cars and trucks on these narrow streets which were designed for local traffic.

Of particular concern if the junction of Park Pde and the adjacent two-way traffic Monash Gardens. This is truly a safety issue which should not be exacerbated by clumsy planning.

Finally, we believe these are legitimate objections and solutions to major concerns which have not been adequately resolved.

We have included some sketches showing the extent of parking for Jellicoe, and an option for ingress and egress for the proposed basements.

We trust that these will be considered logically and favourably.