

21 January 2014

Sutherland LEP Review,
NSW Department of Planning and Infrastructure,
PO Box 39, Sydney 2001.

Attention Marian Pate,

Comments on Draft Sutherland Shire LEP 2013
Your Ref: LP/03/252376, Draft Sutherland Shire Local Environmental Plan 2013.

I write to object to the proposed zoning changes contained in draft SSLEP 2013 for Mitchell and Oxley Rd Jannali on the following basis.

- There are no Planning recommendations supporting these zoning changes. The only Planning advice that is available argues against increased residential densities in the Mitchell Road and Oxley Ave area.
- The Mayor and the Councillors have been derelict in their duties by promoting these changes into the draft SSLEP document without any justification or merit based on environmental planning principles. (Ref Mayoral Minute No. 23/12-13)
- This minute denied Council's Environment and Planning Unit the opportunity and due process of compiling independent and considered planning advices on these re-zonings. It also denied the people of Jannali and the Shire properly formulated and appropriate planning outcomes.
- The approach taken amounts to an abuse of authority by the Mayor and the supporting Councillors that seems to be based purely in political expedience.
- The proposed re-zonings, if enacted, will allow development in Jannali that is extremely out of proportion with existing development and the surrounding residential areas, particularly in 'Jannali area 4' where 6 story home-units would be permitted opposite single story residential.
- Public road access (particularly over the railway line) is restricted and already over-utilised in this vicinity. Further population density is not supported by existing infrastructure.
- The new zonings as proposed in no way guarantee the additional residential dwellings in any case. As the permitted uses of the proposed new zoning allow for many other types of development that is not residential or any more appropriate.
- These zoning changes will destroy the unique village and family environment of Jannali village and will destroy the tight-knit communities that thrive there.

The proposed zoning changes for Jannali must be removed from the draft SSLEP 2013.

Yours sincerely

Martin Bramble