

DLEP 2013 Review
6th February 2014
Marian Pate
Sutherland LEP Review
NSW Department of Planning and Infrastructure

I REQUEST THAT YOU REMOVE MY PERSONAL DETAILS BEFORE PUBLICATION

I have never made a Political Donation or gift to any councillor or council employee.

Dear Panel,

I have concerns about re-zonings in my local area.

I have made this a separate submission as I believe some information should not be publically released until information can be verified.

I am concerned about a statement that came out of one of the Hearings.

If the DLEP 2nd version was sent by Council and approved by Dpt Planning with-out documentation, is this compliant with the ACT, and if not, how did this gain approval from Dpt Planning?

I live in the Kurrajong St Sutherland area. **I have concerns for my local area.**

This is two small suburban blocks proposed to go straight from Low Density to R4 High Density in 1st draft of DLEP, with heights and FSRs of 1.2:1 and 16Mtr along Kurrajong St and 1.5:1 and 20Mtr along The Grand Parade.

The second draft DLEP and Mayoral Minute 29th July moves Kurrajong St back to Low Density and The Grand Parade remains at 1.5:1 and 20Mtr, with a bonus 20% FSR for site amalgamation.

The residents of Kurrajong St argued successfully to remain as Low Density R2.

Mayoral Minute 29th July reflects our wish. Our 81 townhouses and villas are very important to the local community. We need accessible low density housing close to services and amenities for the ageing, elderly and disabled. **I understand the need for development with-in the Shire, I am supportive of sensible development, however, I have some concerns.**

I am concerned about the part block re-zoning (The Grand Parade) that has the potential to create a rather glaring visual impact, transition to lower density. With 20Mt height along the Overpass, the rest of the area Low Density, what impact will this have? Will there be impacts with access to sunlight? Will there be impacts for the low density area from the groundwater and underground springs that exist here?

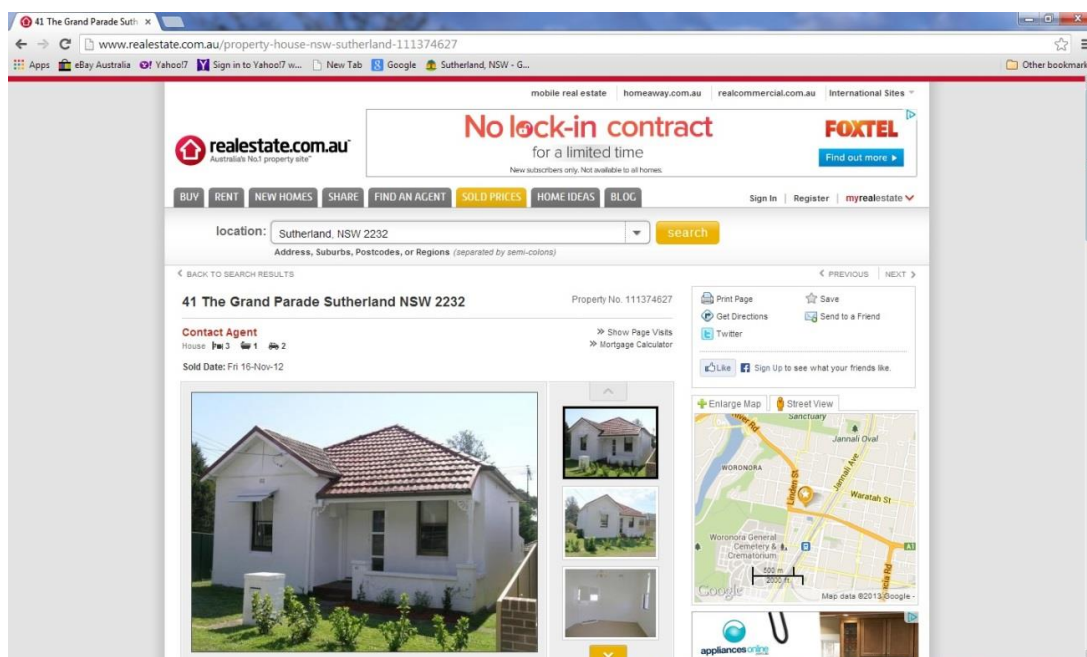
The Grand Parade area is significantly higher than the rest of our area. Will 20 mtr appear higher than 20 mtr? Will 20 mtr be higher than the Overpass? Will we see a 20 mtr wall of units? What precedent will this set Shire-wide? What precedent will bonus FSR's set, and what is the effect on our local community? My husband spoke at length to a person visibly upset by the pressure the proposed amalgamation caused.

A part block re-zoning seems at odds with odds with statements by Council Officers in report **19/11/2012 CCL022-13**. "Council officers are very conscious of getting appropriate transitional relationships at zoning boundaries. The weakest transitional arrangements occur when the scale and intensity of buildings occurs at the back fence. When the urban form changes from single dwellings to flats of three or more storeys over the back fence, residents of the single dwelling typically perceive that their privacy has been lost." and **"Some councils have tried to link a floor space ratio bonus to a specific land use however, this approach can prove problematic.....**, for example, a council is prepared to accept a hotel at 14 storeys in an otherwise 9 storey precinct council is acknowledging that it is prepared to accept the bulk, intensity, overshadowing, overlooking and visual intrusion from a 14 storey building. **Once it has accepted this degree of impact it would be forced to accept a residential building with the same extent of impact. Essentially council cannot accept additional impacts to secure a specific outcome unless it is prepared to accept these impact for all."**

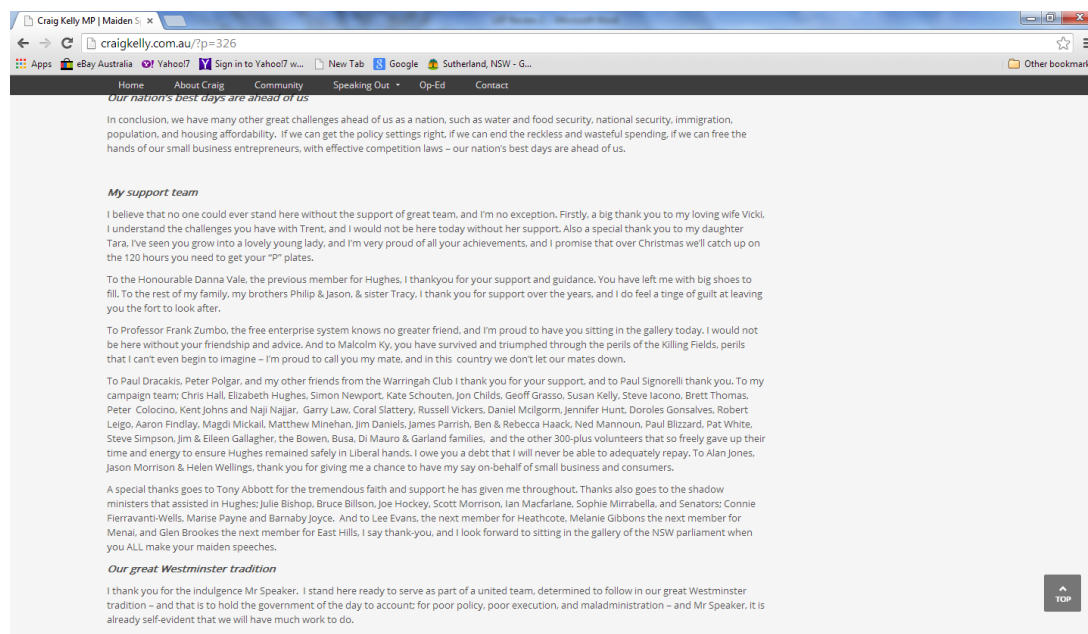
I have concerns about the probity of the up-zonings for my area, in particular for The Grand Parade.

A house in the up-zoned area had been on the market for some time. It was sold just days before the area was voted through the Council and up-zoned, 19 November 2012 Council Meeting. The Council report appears to have been written on 12th November, the property is listed as sold 16th November. **Did some-one get very lucky with the purchase, or was there prior knowledge?**

41 The Grand Parade Sutherland. Will the panel investigate?



In my immediate area a Liberal Party campaign worker had a home re-zoned from low density to R4 on The Grand Parade Sutherland. The name is listed in Craig Kelly's maiden speech (Hansard) as a campaign team worker along with several others including Kent Johns. Certain allegations were made in SMH articles. **Is my area affected by these allegations, and, will the Panel investigate?**



Further, many in our area had written to MP Melanie Gibbons to express deep concerns about our rezoning. We waited many weeks for MP Gibbons to make good on her promise to attend on-site for a meeting with residents, herself and the ex-mayor. We had to wait till 28th July, the day before the Mayoral Minute, for the meeting. I firmly believe that had our Labour Ward Councillor not intervened to assist us in the days leading up to 29th July, the meeting would not have occurred. Ms Gibbons arrived to some 70 (or 180+) local residents, mostly aged. **She noted that she had come to have a discussion with a small number of landowners.** The residents had decided that this was a community issue, we invited ALL.

Two landowners stayed behind after the meeting to chat at length with the ex-mayor. On 29th July, those that stayed after the meeting were given a 20% bonus FSR on a part block re-zoning. The remainder of my area was left as 'low density.' Subsequently the same two people attended key Council meetings (including 29th July) to cheer on the ex-mayor and comments made upset people who were angered by Council behaviour and the DLEP.

Further, on 28th July, the ex-mayor clearly stated that he and another councillor had been up till 2am the previous two nights, at Council, working at the re-zonings. Were Labour and Shire-watch Councillors invited to attend midnight meetings as they made plans for our area?

The day after Mayoral Minute 29th July, helicopters were circling overhead The Grand Parade and then Clio St Sutherland. Helicopters again on 2nd August. **Will the Panel investigate?**

I have concerns about the process of the making of DLEP and changes made by the current Council.

I am concerned by statements in the media that the previous council failed to make the DLEP, statements that place blame on our previous Council. I am also aware that the previous Council was a Liberal majority Council, albeit with Liberals having stood as Independents after failing to gain endorsement from the Liberal Party. Council records show that on 23rd July 2012, 8 weeks before the election, the previous council decided to leave the LEP vote to the incoming Council.

Then we had a Council Election.

Subsequently, an element of the current Council pushed through massive change via Mayoral Minutes in October 2012, and then via up-zonings on 12th and 19th November 2012.

Mayoral Minute of 29th July, submissions for the 1st Exhibition and Council Officer reports add to the community angst.

There is no explanation of how 42% of the vote gave the Liberal cohort 10 seats on the Council, later claiming to have a "mandate." Were the ticketing and preference flows a strategy to ensure control of the Council? Was the electoral debate falsified, did the Liberals declare their platforms and true intentions? Was the democratic process and its transparency corrupted? **What has occurred in the Shire bears a striking resemblance to the strategy used in Tweed Shire a few years ago.**

Not one Liberal candidate stated that they intended to over-develop the Shire.

Not one Councillor said they were a Property Developer. Not one Councillor stated an intention to overhaul and restructure the council and sack/replace key staff. The Liberals, who officially endorsed candidates for council for the first time since 2004, fielded a team of 15 candidates, running on a platform of responsible economic management and ensuring core service delivery. The Leader 5th September 2012 states, "Liberals are preferencing the independent gathering of candidates running under the banner "Putting the Shire First." **This was the name used by the then-disendorsed Liberals who ran in the 2008 council elections.**" and "The Putting the Shire First candidates, whose slogan is "no party politics in council", are preferencing the Liberals."

Did Liberal Party members stand for election (Council) as Independents?

- Of the 15 people who stood at Council's election in 2012, ticketed as 'Putting the Shire First', how many are in fact Liberal Party members? What effect did preference distribution have on the election result?
- "Our major platform is that we don't believe that political parties should be in local government," Cr McCallum said. The Leader 13th August 2012, and, "Liberals are preferencing the independent gathering of candidates running under the banner Putting the Shire First. This was the name used by the then-disendorsed Liberals who ran in the 2008 council elections." and "The Putting the Shire First candidates, whose slogan is "no party politics in council", are preferencing the Liberals." The Leader 5th September 2012.

Cr Walton ran as an Independent and is now a Liberal. Another Independent, "Putting the Shire First" candidate from our 2012 Council Elections was subsequently reported in the Leader to be in contention for the 2013 Miranda by-election, standing as a Liberal candidate.

Although not listed with-in your terms of reference, the chain of events seem to contribute to the preparation of the DLEP, given that the previous Council shelved the DLEP until after the election.

Sincerely

[REDACTED]

[REDACTED]

Sutherland 2232

Lodged online 14th February 2014

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