

SUTHERLAND LEP INDEPENDENT REVIEW

WEBSITE SUBMISSION

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Organisation: N/A	Suburb: Bundeena, NSW
Email address: N/A	Privacy: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Comment: <p>I wish to register my concerns regarding the Sutherland Draft LEP, specifically as they relate to Bundeena.</p> <p>Firstly, having been a resident here for 25 years, I find it incomprehensible to ascertain why the community has been divided into two residential zones, allowing potentially higher levels of development in an area which has boundaries on three sides with the Royal National Park.</p> <p>Despite submissions made by the local Progress Association and other residents, the council Planning Unit ignored community input. The reasons given for the different ratings were based on a very subjective concept of 'scenic quality' as viewed from the water. If I may suggest, this is a very 'tourist-centric' idea, rather than considering the needs of residents in Bundeena.</p> <p>There are a number of reasons why this decision was ill-considered and this area needs to have the same planning protection as the rest of Bundeena- Maianbar. If this section of Bundeena were to have higher density development in the future, this would be totally unsuitable as it is a very high fire risk area. Being elevated and at the top of Spring Gully means that, as we saw in the devastating 1994 fire, the firefront moves quickly toward this area. As the Rural Fire Service noted to council in April last year, an E4 zone would need sufficient road access to the lots and an adequate water supply. Both of these requirements would be extremely difficult to provide in the event of increased development in the area. While on paper, or even during a limited visit, this section of Bundeena may appear to have the potential to increase housing density, the residents know that the risk of fire is ever present during the summer months. Only hard work by the RFS and luck, on several occasions, have averted catastrophe.</p> <p>Secondly, the zoning of the former Scout Land, which is now in private ownership, as E2 adds to my reservations about the Draft LEP. Considerable public concern was voiced to council about this situation and in particular the request by the developer to purchase Sussex Street to provide access to the site. Local residents are concerned that this may open the possibility of unforeseen development of this site in the future. Once again, the council planners have failed to take into account the opinions of a wide section of the local community.</p> <p>I appreciate the fact that Sutherland Council has circulated the Draft LEP widely. However, I believe that given the unique nature of the villages of Bundeena and Maianbar and the fact that the plan is in excess of 70 pages long, a local meeting of residents/ratepayers should be held with Sutherland Council's planners to address our issues and concerns, which seem to have been given little weight in their decision-making to date.</p>	