

# SUTHERLAND LEP INDEPENDENT REVIEW

## WEBSITE SUBMISSION

<b>Name:</b>	<b>Date:</b> 14/2/2014
<b>Organisation:</b> N/A	<b>Suburb:</b> Gymea, NSW
<b>Email address:</b> N/A	<b>Privacy:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>Comment:</b>  Viva democracy  I was an attendee at the Council meeting when the then Mayor, Cr Kent Johns announced further changes to the Draft SSLEP2013 in the way of the Mayor Minute 6/13-14. I attended this meeting as I was interested to hear what, if any of the communities submissions would be considered and factored into the proposed LEP. What transpired that evening blindsided the most unsuspecting of spectators. We witnessed a show of sheer dominance and disregard, not only of the community concerns, but also the concerns noted in the Council staff report in relation to the Draft LEP.  This meeting was very emotional for me as I witnessed one family's home literally swept up from them. Sitting next to an agitated lady, I was unsure whether she was on the winning or losing side of this debacle. As it turned out unfortunately she was on the losing side. Once her area became topical this is when her story unfolded. She told me she moved into her home with her father and disabled children a year ago, after inspecting over 200 homes that would suit her children's needs. She mentioned she made numerous calls to Council and in particular Cr Kent Johns, but her pleas fell on deaf ears and her street is now open slather for developers. Is this listening to the community? I can honestly say I have no affiliation with Pinnacle Street or this person.  Family values, having back yards - we have a right to be proud of our area, our community, and I for one believe back yards should be encouraged for the sake of future generations. We need to stop and take stock. The Sutherland Shire is far removed from Wolli Creek, it is a family orientated place on the map, a place we love. The Sutherland Shire requires well thought out planning initiatives to promote its sustainable growth, not stunt it.  Yes, every resident in the Sutherland Shire will be affected by the SSLEP2013, some, with short term financial benefit, but the majority who will bear the brunt of daily traffic jams, loss of amenity and loss of basic sunshine. But most importantly are detrimental effects and irreversible ramifications the decreased landscape area and increased building heights will have on the sustainability of this area.  One very important thing is missing in this whole scenario - that is planning for the future. To plan for such an increase in housing, what fail safe measures have been formulated to ensure the success of such a change? What is the projected plan for infrastructure, hospitals, water, energy, education sectors, roads, sewerage, pollution, storm water and open spaces? Residents have been privy to none of this vital information.  Yes, development creates short term building opportunities for trades people, but most large construction companies come ready made with their own employees. Hence, little opportunity for local employment of trades people.  There is a misconception, that with more development, homes buyers will be rewarded with more	

## SUTHERLAND LEP INDEPENDENT REVIEW

“affordable housing” options. This notion is being pushed by the State Govt. I believe this is a fallacy and it is being further manifested by developers as a way to convince the general public that properties will be affordable. Obviously with more development comes more housing options, but the word “affordable” should be heavily considered.

Briefly, three examples of apartment sales in the area:

Gymea (off the plan) - 3 bedders from \$850,000

Woolooware Bay Apartments (Stage 2 off the plan) - 1 bedder from \$485,000, to a 3 bedder starting at \$860,000

Sutherland (off the plan) - 1 bedder from \$480,000, to a 3 bedder from \$650,000

Therefore, I object to :

- Changes stipulated in the Mayor Minute 6/13-14

- Increased development that is over and above the State Govt’s housing quota for each municipality

- Changes to the building codes in relation to the zoning of low to medium density areas, whereby FSR is increased, building heights are increased and landscape areas are decreased.

The SSLEP2013 should be re-written to include the community’s and Council staff input.

The SSLEP2013 should include the blue print for infrastructure initiatives, taking into account environmental issues that are so important for a healthy, sustainable future.

The SSLEP2013 should contest to the handing over of such large parcels of land to the State Govt for Urban Activation Precincts.

Thank you for taking on the arduous task of sifting through pile after pile of documents - I ask you to take into perspective the unique way of life we have created and enjoy here in the Sutherland Shire.

■■■■■, Gymea Bay