

INDEPENDENT REVIEW INTO SUTHERLAND LEP

Introduction

An independent panel is reviewing the Sutherland 2006 LEP as amended by the Mayoral Minute No 06 /13-14 of 29 July 2013 by Mayor Kent Johns. The minute involved 75 changes to the Sutherland 2006 LEP by increasing or changing zoning usages compared to the Sutherland 2006 LEP.

Community and stakeholder consultation is an important component of the NSW Government environmental assessment process for projects under Part 3A of the Environmental Planning and Assessment Act .

NSW Draft Metropolitan Strategy for Sydney to 2031 shows 545,000 new homes to be built by 2031 in Sydney. In the Southern region of Sydney, 42,000 new homes (5,250 pa) and 43,000 new jobs will be created by 2031.

Public Hearings have been held at the Sutherland Entertainment Centre. I attended the hearing on Wednesday 29 January 2014, 2pm-4pm conducted by Dr John Roseth and MS Meredith Sussex AM, Town Planners. Five Developers, Three Labor Councillors and the Sutherland Mayor Simpson spoke regarding the changes proposed by the Mayoral Minute No 06 /13-14 of 29 July 2013. Barry Collier, Labor Member for Miranda, elected by a swing against the NSW Government on 19 October 2013, spoke against the draft Sutherland LEP 2013

Concerns

The seventy five changes to the Sutherland 2006 LEP by the Mayoral Minute No 06 /13-14 of 29 July 2014 will increase the housing population of the Sutherland Shire by 23 % pa, as quoted by Labor Councillor Bligh, if approved by the NSW Government. The Sutherland LEP 2006 was prepared over five years by the Council staff based on community consultation for all suburbs in the Shire. The Mayoral Minute No 06 /13-14 of 29 July 2013 by Mayor Kent Jones increased all the population densities for development in the Shire well in excess of the annual population growth requirements of 12.5% pa.

Consideration to the Shires increases in traffic volumes by the Mayoral Minute No 06 /13-14 has not been allowed for in the draft Sutherland LEP 2013. Maintenance of the roadways will be a major cost to rate payers without an increase in Council rates or a levy. Parking in the shopping areas is a problem to-day with any provision for additional parking at shopping centres. The Coles site at Caringbah has been amended to increase its height to 46 metres on the site. Increased housing density will result in increased stormwater runoff during heavy storms resulting in flooding of industrial and residential areas. No provision has been made for onsite detention areas in the Council parks in the catchments to prevent overland flooding from major storms. Overland floodways should be provided between houses rather than allowing building houses to be built with no landscaping to the property boundaries.

Overall the Mayoral Minute No 06/13-14 of 29 July 2019 fails to address these future development growth issues affecting the community living standards in the Sutherland Shire. Growth without maintaining recognised town planning standards will only result in a loss of property values and rate revenue for the Sutherland Shire Council.

