

221 Loftus Ave
Loftus NSW 2232
Email: heyles@optusnet.com.au
Daytime phone: 9359 6170

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Marian Pate
Sutherland LEP Review
NSW Department of Planning and Infrastructure
PO Box 39
Sydney 2001
Via email sutherlandlepreview@planning.nsw.gov.au

Dear Sutherland LEP Review,

Thank you for the opportunity to make a submission to the Sutherland LEP Review.

I was present at the Council Meeting when the Mayoral Minute was tabled and passed. I was shocked at the speed with which this major change was introduced and passed. Having witnessed that meeting, I have little faith that residents' concerns would be taken into account following the promised 're-exhibition' period. Especially taken in combination with other simultaneous manoeuvres such as the 2006 LEP Am 20 (which I understand has now been withdrawn), changing the Entertainment Centre to 'Operational', and the announcements of a Loftus Urban Activation Zone and unsolicited proposal for Yarrawarrah Rail Station development.

The lack of information provided to residents by the Council and lack of proper consultation has been nothing short of breathtaking. Residents are almost completely reliant on The Leader for information about proposed changes.

Following is a summary of my earlier submissions to Sutherland Council (19/04/2013, 15/09/2013), registering my other key concerns as a resident and ratepayer of Sutherland Shire:

High rise development

Infrastructure

With major developments already underway at Green Hills, Shark Park, Engadine, and the Kirrawee Brick Pit, the existing road infrastructure will surely be struggling to cope. The LEP should not be approved in isolation, with no consideration to the road situation in the Shire. While I myself am heavily dependent upon public transport, it is a fact of life that many people need to use the roads to get to work, school, sporting activities, the airport etc.

It would be very short-sighted to increase the population by 10,000+ people, without giving some attention to improving the traffic flow, sewerage, drainage, beachside parking etc. With the current draft LEP catering for housing growth of 85-122% above the State sub-regional strategy (www.theleader.com.au, 7 Feb 2014), the Shire as we know it will be choked to death.

Affordable?

I have seen comments in The Leader and the Mayoral Minute No 6/13-14 to the effect that high rise units will provide affordable housing for young people and older 'down-sizers'. I have seen no evidence to suggest that the new high rises will in fact be affordable. In fact, it appears to be State Government policy to encourage foreign investment in new apartments ("Great Foreign Dream," Daily Telegraph, 4 Feb 2014 p. 1, 4). This will surely create higher prices for new apartments.

Why high rise?

I strongly believe that high rise unit living is not the preferred type of housing for the vast majority of Sutherland ratepayers. If it were, the Councillors would have been more forthcoming in their campaign literature prior to the last Council election.

Mature-aged people, including myself and extended family, wish to live in a green environment where we can have at least a small patch of garden, for ourselves and our pets to enjoy. We value native birdlife. In addition, we do not want to have to deal with the dramas associated with a weak Strata law, exorbitant strata management fees, noisy neighbours etc. This is why we chose to live in a house in The Shire, rather than an apartment closer to the City. (For example: "New retirement needs," Letter to The Leader by 'Jason of Como', January 2014)

I would welcome more dual occupancy, granny flats, villas, townhouses and other options for medium density/ multi-generational living. These should include strict height limits to preserve privacy for neighbouring properties, and tree replacement policies.

Urban Activation Zone & Unsolicited Proposals

I am concerned that, no matter what is adopted in the LEP, Council still has the power to turn over great swathes of land to the State Government for an Urban Activation Zone (including parts of Loftus) and/or Unsolicited Proposal (e.g. Yarrawarrah Rail Station and associated high rise development, 'Miranda RSL' proposal for high rise 'aged care' in Waratah Park). It is very important to local residents that such proposals be fully transparent and thoroughly vetted, and that residents be kept fully informed and be given the opportunity to comment.

Thank you for your consideration.

Sincerely yours,

/s/ Helen Eyles

Helen Eyles