

Mrs Jennifer Hunt
35 The Grand Parade
Sutherland NSW 2232

11 February 2014

Ms Marian Pate
Sutherland LEP Review
sutherlandlepreview@planning.nsw.gov.au

Dear Ms Pate,

With respect to the review of the draft LEP, as a landowner subject to the changes made by the Mayoral Minute of 29 July 2013, I support the changes made.

I also spoke in favour of the changes at the public hearing on 29 January 2014 before the two members of the review panel.

There are 11 homes along The Grand Parade (25-41) and 48 Vermont Street, Sutherland affected by the Mayoral Minute. The changes made by the then Mayor to retain a 1.5:1 FSR for these 11 homes, and to then incorporate an additional 0.3:1 bonus (to allow up to 1.8:1 for amalgamated blocks of 2500m) was done in response to the requests made by residents of the Kurrajong/Leonay blocks.

Essentially, a large number of residents in Kurrajong Street, Leonay Streets and Jannali Avenue objected to their homes having a FSR of 1.2:1. An informal street meeting was held on Sunday, 28 July 2013, with those residents in attendance. They implored the then Mayor to remove them from the increased FSR. They stated that they didn't want their streets subject to high density development.

It is my understanding that the Mayor then considered the 11 homes along The Grand Parade and the one in Vermont Street, and noting that there had been no objections to the 1.5:1 FSR, offered up a very encouraging suggestion; If the residents in these 11 homes could work together to form 2500m blocks, the FSR could increase to 1.8:1.

The 11 residents, or many of them, are now very well advanced in discussions with developers to sell the properties based on the 1.8:1 FSR. We are working hard to form groups of 5-6 landowners to amalgamate our blocks in order to achieve the 1.8:1 FSR. We are of the view that 2 large developments along the street, to include all residents, is a far better aesthetically looking development than numerous tall, skinny buildings.

If the 1.8:1 cannot be achieved by the Mayoral Minute being supported, I hold very grave fears for the outcome of the street. My husband and I bought our property in 2003 and invested very significantly by doing a knock-down-rebuild for our family. We now have a very large, new double-storey home on our 645m block. It is a beautiful home, and we have 4 young children aged 8 and under with 2 at local schools.

Our house is without doubt, the best house on the street. All other homes (bar one new single-storey home) are very old. There are many that are 60 plus years old. If a FSR of only 1.5:1 is declared, I am certain that some neighbours will sell to developers, and that may be as little as 2 neighbours only. We would most certainly be stuck living next to a tall, skinny unit block, and it would have a significant detriment on the street for those residents who cannot sell their blocks for a fair price on the 1.5:1 FSR.

The potential price differential for 1.5:1 v 1.8:1 is substantial. For my family, it will be the difference between going and not going. We would never achieve the right price that our family needs to secure similar housing with only the 1.5:1 FSR. However if the 1.8:1 is not awarded (based on the 2500m), some residents will sell on the 1.5:1, affecting everybody else in the small street.

I do, however, strongly request that the minimum 2500m is retained. I would like to see 5-6 neighbours work together to achieve the larger development, rather than a blanket 1.8 FSR, as again, this would see 2-3 neighbours going and affecting the remainder. I maintain that 5-6 neighbours need to work together to materially impact the street. I would not like to make a decision with my immediate neighbour to sell up, for it to then impact on other neighbours who might not yet be ready to go.

The Sutherland Precinct notes (32) at pages 10-17 go into extensive detail as to why the Kurrajong/Leonay Street residents objected to the proposed rezoning. There were 32 written objections by these residents. There have been no written objections by the residents 25-41 The Grand Parade and 48 Vermont Street. My discussions with many of the residents are that they are not opposed to the 1.8:1 FSR based on the 2500m.

I also note that the draft LEP suggests that development in The Grand Parade, facing the overpass, will not adversely affect nearby residents. That is very true. I do not believe that development of the 11 properties will have any material impact on the nearby residents (who are in villas or units).

I consider the locality to the train station, shops and schools, to be a significant reason why our small street was chosen to benefit from the 1.8:1 FSR. We are only a 3-4 minute walk to the train station. Unit development in this street will be ideal.

Thank you for the opportunity to provide to you my views. To put it frankly, my family would be devastated if the 1.8:1 FSR was not declared (based on the 2500m) as we would not be able to accept the sub-standard development offers that would be put our way, coupled with the very high likelihood of immediate neighbours deciding to sell due to the age and quality of their dwellings.

Jennifer Hunt