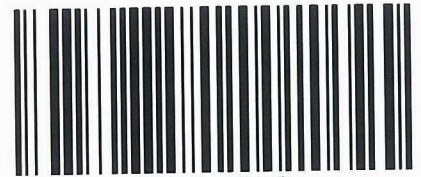


13 FEB 2014

Scanning Room

4 RYMIK PL  
BUNDEENA 2230  
12-2-14

SUTHERLAND L.E.P. REVIEW  
P.O. BOX 39  
SYDNEY 2001



PCU51292

ATTN: MARIAN PATE

DEAR SIR/MS.

THE INTEGRITY OF THE PLAN MAKING PROCESS MUST BE QUESTIONED IN SEVERAL WAYS.

OF COURSE, THE ABUSE OF THE MAYORAL MINUTE BY MAYOR KENT JOHNS IS THE PRIME CONCERN. THE REMOVAL OF THE DRAFT L.E.P. 'HARD' COPY FROM SUTHERLAND LIBRARIES IS ANOTHER. IN THE BUNDEENA LIBRARY REMOVAL WAS IN EARLY JANUARY, A MONTH BEFORE THE COMMENT DATE FINALISATION ON 14.2.14.

ADDITIONALLY, THE NEWLY IMPLEMENTED FORMAT OF THE 'HARD' COPY OF THE L.E.P. DOCUMENT WAS DIFFICULT TO READ, PARTICULARLY FOR MAPS. OF MAPS OF BUNDEENA/MAIANBAR PARTICULARLY WERE FRAGMENTED & LOCATED ALONG THE 'SPINE' OF THE DOCUMENT. PREVIOUS L.E.P. DOCUMENTS HAVE BEEN MUCH BETTER PRESENTED FOR EASE OF MAP APPRAISAL.

ON ONE PARTICULAR ISSUE OF REZONING IN BUNDEENA THE STANDARD OF PREPARATION & AVAILABILITY OF PUBLIC INFORMATION MUST BE QUESTIONED (PLEASE SEE ATTACHMENT FOR ZONES 1 & 2 REVIEW). FIRSTLY, THIS EXISTING ZONE 1 AREA & THE PROPOSAL TO E4 ZONING HAS A NUMBER OF FLAWS & INCONSISTENCIES.

THE 'LOCATION' AREA IS MISDESCRIBED WHEN COMPARED TO THE ZONING MAPS & INFORMATION GIVEN BY COUNCIL PLANNING STAFF. THE 'REASONS' FOR REZONING ARE SPURIOUS & SUBJECTIVE. MANY AREAS OF BUNDEENA/MAIANBAR ARE NOT IN A 'VISUAL CATCHMENT' BUT HAVE NOT BEEN REZONED. MANY AREAS ARE EQUALLY AS 'SUBURBAN' BUT HAVE NOT BEEN REZONED. A CONVENIENT RIDGELINE IS NOT A SUFFICIENT REASON FOR REZONING.

SEVERAL RESIDENTS CONTACTED COUNCIL ABOUT THIS PARTICULAR REASON FOR REZONING. MOST WERE GIVEN THE REASON OF 'BUSHFIRE RISK'. AS THE PERSON(S) WITH EXPERTISE (AT COUNCIL) WERE NOT AVAILABLE FOR INFORMATION, I APPLIED FOR INFORMATION UNDER F.O.I FOR ALL INFORMATION ON THE REASONS FOR REZONING, PARTICULARLY BUSHFIRE CONCERNS. THIS REQUEST TOOK TWO MONTHS TO PROCESS. SURELY THIS IS UNACCEPTABLE BOTH IN REGARD TO F.O.I. REQUIREMENTS & COMMUNITY EXPECTATIONS OF A PLAN 5 YEARS IN DEVELOPMENT.

IF 'BUSHFIRE RISK' IS TO BE CONFIRMED AS THE REASON FOR REZONING, R.F.S CONCERNS (LETTER 8/4/13 ATTACHED) SHOULD BE ADDRESSED. CONCERNS RE WATER SUPPLY WITH CURRENT AREAS PROPOSED AS 'E4' HAVE NOT BEEN EXPLAINED. DOES THIS AREA HAVE BETTER WATER SUPPLY THAN ELSEWHERE IN BUNDEENA & MAIANBAR?



ROADS ARE MENTIONED ALSO BY A.F.S.

2

ROADS IN THE CURRENT AREA OF PROPOSED REZONING ARE NOT UP TO AN ACCEPTABLE STANDARD. THESE ROADS WERE MOSTLY PAID FOR BY PURCHASERS IN THE 1960s & LITTLE HAS BEEN DONE BY COUNCIL SINCE THEN IN THE WAY OF REPAIR, EXCEPT FOR POT HOLE PATCHING.

AS COUNCIL HAS STATED THERE HAS BEEN NO MONEY ALLOCATED FOR ANY INFRASTRUCTURE FOR ANY CHANGES IN THE WHOLE OF THE L.E.P., ROADS IN THIS AREA WOULD BE UNLIKELY TO BENEFIT.

ADDITIONALLY, BUSHFIRE RISK, WILL BE LESS OF A CONCERN AS TWO 'STATE' OF THE ART, BUSHFIRE STATIONS ARE ALMOST COMPLETED. HISTORICALLY, BUSHFIRE PROPERTY LOSS HAS BEEN LOW (AS HAS LOSS OF LIFE) IN RECENT TIMES IN ALL OF BUNDEENA/MAIANBAR. BETTER 'BUSHFIRE' BUILDING STANDARDS, PROXIMITY TO BEACHES & IMPROVED TELECOMMUNICATIONS WOULD MAKE THE PROPOSED

E4 ZONING UNNECESSARY FOR EXISTING RESIDENTIAL AREAS.

FINALLY, IN KEEPING WITH STATE GOVERNMENT POLICY FOR BETTER USE OF HAUSING STOCKS, DUAL OCCUPANCIES SHOULD BE ALLOWED IN BUNDEENA/MAIANBAR. LANDSCAPING IS NOT SUFFICIENT AT 35% & SHOULD BE AN AVERAGE OF AROUND 50% IN KEEPING WITH OUR PROXIMITY TO THE ROYAL NATIONAL PARK.

YOURS FAITHFULLY

HELEN VOLT

PH: 95238568



COPY

PTO

MYCRMS 772294545 LP/03/459330

All communications to be addressed to:

Headquarters  
NSW Rural Fire Service  
Locked Mail Bag 17  
GRANVILLE NSW 2142

Headquarters  
NSW Rural Fire Service  
15 Carter Street  
HOMEBUSH BAY NSW 2127

Telephone: 1300 679 737  
e-mail: [csc@rfs.nsw.gov.au](mailto:csc@rfs.nsw.gov.au)

Facsimile: (02) 8867 7983



The General Manager  
Sutherland Shire Council  
Locked Bag 17  
SUTHERLAND NSW 1499

RECEIVED

19 SEP 2013

Your Ref: LP/03/79340  
L13/0005  
Our Ref: DA13032086875 WS

Attention: Environmental Planning Unit

13 September 2013

Dear Sir/Madam,

**Planning Instrument for Exhibition of Planning Proposal for Sutherland Shire  
Standard Instrument LEP 2013**

I refer to your letter dated 19 August 2013 seeking advice for the above Planning Instrument in accordance with the *Environmental Planning and Assessment Act 1979*.

The Service has reviewed the plans and documents received for the proposal and subsequently raise no concerns in relation to bush fire.

For any enquiries regarding this correspondence please contact Wayne Sketchley.

Yours faithfully,

Michelle Streater  
A/ Team Leader, Development Assessment & Planning

The RFS has made getting additional information easier. For general information on *Planning for Bush Fire Protection 2006*, visit the RFS web page at [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au) and search under *Planning for Bush Fire Protection 2006*.

PTO



COPY

All communications to be addressed to:

Headquarters  
15 Carter Street  
Lidcombe NSW 2141

Headquarters  
Locked Bag 17  
Granville NSW 2142



Telephone: 1300 NSW RFS  
Email: csc@rfs.nsw.gov.au

The General Manager  
Sutherland Shire Council  
Locked Bag 17  
SUTHERLAND NSW 1499

Your Ref: LP/06/896819

Our Ref: L13/0005

**Attention:** Environmental Planning Unit

8 April 2013

Dear Sir/Madam,

**Planning Instrument for Exhibition Of Planning Proposal For Sutherland Shire  
Standard Instrument LEP 2013**

I refer to your letter dated 18 January 2013 seeking advice for the above Planning Instrument.

The NSW Rural Fire Service (RFS) notes parts of Sutherland Council fall within bush fire prone areas as identified on the Sutherland Bush Fire Prone Land Map. As such future development will be subject to the requirements of Section 79BA of the *Environmental Planning and Assessment Act 1979* and Section 100B of the *Rural Fires Act 1997*.

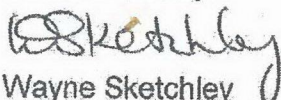
With this in mind Council should note that the introduction of Amendment II of the Australian Standard AS 3959-2009 *Construction of buildings in bushfire-prone areas* on 1 May 2011 now includes grasslands as a hazardous vegetation category. Any future development will need to consider this at the design and construction stage.

The RFS has also noted that Council will be proposing a zone called E4 *Environmental Living*. Within this zone, consideration should be given to ensuring appropriate access is available to the lots. Where an increase in density or a special fire protection purpose development could be proposed, roads should provide a satisfactory level of service for evacuation of occupants in the event of an emergency.

Also adequate water supply will be needed to supply the development or area to ensure water can be gained by fire services.

For any enquiries regarding this correspondence please contact Matthew Apps on 1300 NSW RFS.

Yours sincerely



Wayne Sketchley  
Acting Team Leader, Development Assessment and Planning

PTO -  
FOR  
13/9/2013

## Document Profile

## Security

## Revision History

Title: 2010 04 27 Zone 1 and 2 Review Table  
Document Number: 27042010-A96M-IX1N  
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Archive Status: Retrieved

Author: Jazmin Van Veen  
Format:  
FINALISED: No

**APPLICATION LINK**

File No: 1775

**PROPERTY LINK**

Location Street Address:

Council Site Name  
Council Asset Description  
Council Asset Address

**CRMS LINK**

Customer Street Name:

**EVIEW LINK**

EView Layer:  
EView ID:

**MISCELLANEOUS  
INFO**

Related Files:  
Precis:  
Document Appraisal: Not Due for Destruction

Review of Zones 1 and 2				
Suburb	Location	Existing Zone	Proposed Zone	Reason
Bundeena	Area bound by Scarborough St South to National Park and back property line of Rymil PI addresses, along laneway and back of Bournemouth St properties	Zone 1	E4	Not in visual catchment, character more suburban, ridgeline provides boundary
	All other areas of Bundeena	Zone 1	E3	Visual catchment, Threatened species
Maianbar	All	Zone 1	E3	Visual catchment