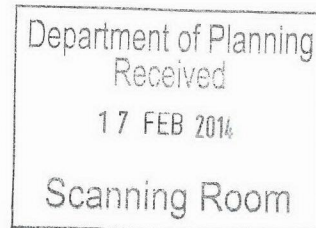




PCU51599

George S. & Merlene EDWARDS
6 Fauna Place,
Kirrawee. NSW 2232
13 February 2014

The Hon Minister for Planning & Infrastructure
NSW Government
PO Box 39
Sydney NSW
2001



Dear Sir, Re: Sutherland LEP_ Review. Note of Protest
Proposal to zone Fauna Place, Kirrawee as R4 instead of R2.

We, original owners, and residents of a house in Fauna Place Kirrawee since 1970, decry the decision of council to recommend zoning Fauna Place as R4.

We wrote to Sutherland Shire Council in January 2004 (copy available) explaining our rationale for zoning preferences for Fauna Place and the surrounding lots in President Avenue, Acacia Road and Flora Street that about the Fauna Place lots. We believe the points made in that letter are as valid today as they were then.

We received a letter in reply on Sutherland Shire Council letterhead dated 8 April 2004 signed "M Carlon for JW Rayner, General Manager" including one paragraph which stated:-

"Council resolved that properties in Fauna Place remain in the proposed Local Housing zone. The objectives of the proposed Local Housing zone are to permit residential development that is of a form, scale and nature that preserves the character of the neighbourhood. Council considered that due to the shape and size of lots in Fauna Place it is unlikely that future development will take any other form than that of single dwelling houses."

This information was conveyed not only by letter but also personally to a gathering of residents addressed by the then mayor Phil Blight still a Councillor of our Ward and a man who has been seen to care about the residents of the Ward for many years. People from 19 different houses (of 29) attended, the main ones missing were those from the East end of Fauna Place, perhaps thinking it was a West end issue.

Councillor Blight then told us the resolution would hold for a minimum of 20 years. Since the lots in Fauna Place remain small and often of shapes that would be awkward for other than single dwelling houses we cannot see why there would ever be R4 zoning. We are not yet halfway along that 20 year time frame. We therefore think it unfair and unjust that rezoning has even arisen at this stage. We read the letter to the Leader local newspaper of Thursday 12 September 2013 from former Councillor George Capsis under the heading "Development concerns" which we accept as a voice of reason on the council since it seems to support our position and enlighten us as to why Council turned on residents of Fauna Place with this decision of rezoning. We deplore party politics in Local Government and resent the word "mandate" being used as justification. We have donated to no political party at any level of government. We personally were not aware that those Councillors branding themselves Liberal were so full on for maximum development prior to election.

While we can see that our preference for zoning of President Avenue, Acacia Road and Flora Street may go unheeded we are intimately involved with Fauna Place which we see as a desirable oasis where we consider every other resident a neighbour and the whole as a community of kindred spirits almost homogeneous as to style of living and housing quality. This despite that there must be at least a dozen different recent ancestries of residents.

Keeping Fauna Place as it was and is seems to us to be desirable both to residents present and future as well as reflecting well on Sutherland Shire Council. Hundreds of thousands of dollars have been spent renovating and altering these homes, all different but all with a brick outer wall and mostly representing styles from the late 1960s to the early 1980s. We have spent many thousands keeping

our house in excellent condition spending in excess of \$16,000 on the grounds and paving this year and have a budget of a further \$30,000 we intended to spend including a new kitchen.

Where the elderly have left because of death or the infirmity of age new families have bought in Fauna Place and rejuvenated the neighbourhood with children once more bringing the joy of youth . One resident tells us he has submitted that if the zoning is to be made high density it should be to the maximum eg say 2:1 ratio of floor space to land area instead of 1.2 : 1 for R4. The grapevine suggests 3 such resident submissions have been made, by those closer to Kirrawee shops. We support this approach if R2 is denied, but we think it would be the East end adjacent to the commercial area that would warrant this more . The resident has crunched numbers saying that our land would have only an approx value of \$660,000 per lot for R4 development , with house sale prices estimated in the \$750,000 to \$950,000(based on recent sales of 2 houses in Fauna Place in the 6 months) range if we remain as R2. We spoke to Paul from Planning, who was patient and informative, and he said he would think the development value under R4 would at least equal that of house sale values under R2. We realise the acid test is what the someone will offer when sale time comes but either way selling is not wanted since to move elsewhere in the Shire would see us losing heavily through costs associated with buying and moving. In the meantime under R4 our homes are effectively frozen from sale until we meet a developer's offer price on his terms if the neighbour calcs are valid.

There are many areas of Kirrawee , eg south of President Avenue, that seem more suitable for R4 development within easy walking distance of Kirrawee station, larger blocks of land with presently older houses with outer walls of fibro or weatherboard or similar flimsy materials . One such area we are familiar with is Bath Road South . Rezone such areas R4 and give developers a big boost and leave pokey little Fauna Place be please.

Yours faithfully ,

A handwritten signature in blue ink, appearing to read 'George S. Edwards', with a horizontal line underneath.

George S. Edwards

A handwritten signature in blue ink, appearing to read 'Merlene Edwards', with a horizontal line underneath.

Merlene Edwards

PS The above letter was originally sent to Kent Johns as Mayor and subsequently acknowledged by the replacement Mayor Steve Simpson.