



PRESERVING OUR HERITAGE
PO Box 85, HUNTERS HILL, NSW 2110

Mr Shahram Mehdizadgan
Acting Director Town Planning
Hunters Hill Council
PO Box 21
Hunters Hill
NSW 2110

12 April 2023

Dear Mr Mehdizadgan

Planning Reforms and LEP/DCP Review

It is evident from the strength of feeling demonstrated at the public meeting of 15 March 2023 that the community is demanding clear information and transparency in relation to current planning matters. Council needs to now engage openly concerning their response and communication with the NSW government on planning reform, as well as the required revision of Council's LEP/DCP, to strengthen objectives and improve outcomes for our municipality.

We write on behalf of the members of Hunters Hill Trust with regard to the urgent need for the community to have the opportunity to understand the implications of the new E1 SEPP and contribute to the LEP/DCP Review.

We require the following information, clarification and confirmation of actions to be immediately provided by Council:

Employment Zoning SEPP:

1. Council's submission in response to the new Employment Zones SEPP, previously sent to NSW Department of Planning & Environment, must be immediately and clearly available on Council's website. The community needs to know that Council has included **local zone objectives** for E1 Employment zones to minimise the effect of business uses on the heritage and amenity of adjacent residential areas having regard to building design, operation and activities. Traffic generation, car parking, capacity of local roads and potential for ecological disturbance must all be accounted for locally.

2. We seek assurance that the LEP/DCP Review will fully address potential impacts to environmental and built heritage and character under the E1 SEPP in terms of Height, Floor Space Ratios, Bulk, Scale, Proportion and Compatibility (similar to provisions put in place by Mosman Council). This must be documented explicitly to ensure that heritage and conservation values are not eroded by inappropriate development and reduction of liveability standards.

3. In view of the serious oversight by Council in not notifying and inviting participation from the community over imminent zoning reforms, we are very concerned that heritage areas will be exposed to inappropriate planning applications when the Business and Industrial zones become E1 Zones on 26 April 2023. We request that Council assures us that DAs received for commercial uses in the new employment zones, lodged prior to the finalisation of the revised LEP/DCP, will be subject to rigorous scrutiny to ensure they do not breach existing regulatory standards.

LEP/DCP Review timing and process:

1. We require knowledge of the exact timing (including dates) of the **Stage 1 Scoping Phase of the Review** including determining the 'category' of the Planning Proposal amendments to the LEP and the timeline for Council's lodgement with the NSW Department of Planning & Public Spaces.
2. We request Council's immediate communication on the proposed content of the Review being undertaken by Council's Strategic Planner, Kieran Metcalf, with any changes clearly identified and the opportunity for community consultation and feedback during this process made explicit.
3. The Trust seeks confirmation that the revised LEP/DCP will strongly tighten controls over local development and fully reflect the need to prevent the current erosion of streetscape, character, geology and heritage landscape, including the 50% garden areas provision and tree canopy, which has resulted in residential development incrementally weakening the integrity of conservation areas within the municipality.
4. In addition, we would promote the introduction of a C4 'Environmental Living' zone to provide far greater protections for lands adjoining high value conservation areas and sensitive foreshore, including mangroves.

Conservation Areas:

Crucially, we seek a detailed explanation for proposals by Council's heritage consultant to amend existing Conservation Areas, as briefly presented by the Council's Heritage Advisor at the public meeting. Any such move that would permit increased complying development will be opposed. Conservation Areas must be entirely retained within their current protected status and boundaries, with investigation to scope further inclusion of heritage listed items and areas.

We look forward to your urgent reply addressing all of the above and to actively participating in the revision of the LEP/DCP objectives to safeguard the historic character of Hunters Hill.

Yours sincerely,



Alister Sharp
President
Hunters Hill Trust
www.huntershilltrust.org.au

Copy to:

Mitchell Murphy General Manager, Mayor & Councillors
Marcus Ray, Deputy Secretary, NSW Department of Planning & Public Spaces
Karen Lettice, Senior Strategic Planner, NSW Department of Planning & Public Spaces
The Hon Paul Scully, MP, Minister for Planning & Public Spaces