

Submission  
No 83

## INQUIRY INTO NEW SOUTH WALES PLANNING FRAMEWORK

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## GEM

Gwynneville East, Magnificent

GEM Action Group  
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Thursday, 12 March 2009

The Director  
Standing Committee on State Development  
Parliament House  
Macquarie St  
Sydney NSW 2000  
Fax: (02) 9230 2981

Dear Sir

Submission by GEM on the NSW Planning Framework

Facts

We represent a small precinct in Wollongong of mostly single storey family homes, with a number recently renovated in character with the area.  
Between 2002 and 2005 the previous Council prepared a Strategy Report to guide an LEP. In 2008 the new Council exhibited the new LEP, which allows 5 or 6 storey flats here. They also propose to double the density at which development can be built. Notification was very general, and the proposals extraordinarily complex. Residents discovered by chance the implications. Two weeks before the close of submissions owners received inscrutable letters. After complaints, the closing date for submissions was extended by two weeks.

Opinions

The Strategy report is out of date and did not go through due process, or flag changes. The changes should have been highlighted in a timely Local Environmental Study. Residents should have had prior opportunity to debate the changes and options. All property owners ought to have been notified individually of changes of this scale. The notification should have been in understandable language.

Arguments

This precinct provides a valuable diversity to the city's housing stock. The scale of development proposed would destroy the precinct and the community. A survey showed 90% of residents actively oppose the proposals. Up to 40% of the properties are totally or partially flood prone. Nearby high and medium density areas have ample capacity for more development.

Recommendations

The Act or regulations should:

- 1 make it clear that significant changes must be notified in simple, understandable language to all property owners individually;
- 2 require local public meetings or other consultative measures in areas where significant change is proposed;
- 3 make a Local Environmental Study mandatory and timely for council-wide Local Environmental Plans, especially if significant changes are proposed.
- 4 allow third party appeals against re-zoning where proposals are clearly contrary to the Local Environmental Study or the purported strategic plan.

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