

DO THIS:

NOW: make a written objection to Bayside Council

Email: council@bayside.nsw.gov.au
Mail: PO Box 21, Rockdale NSW 2216

LATER: make a submission to the Planning Panel and be ready to speak at their public hearing

Here are some objections and matters of concern about the proposals for the rezoning of Turrella Industrial Estate for high-rise residential. They are serious matters the Planning Panel should be aware of when they consider the proposal, **most likely in mid-October**.

The details haven't been made public and **the community will likely get only six days to prepare**.

Here are some points you could make in objection.

- **The proposal is on flood-prone land.** The estate was flooded in 1983 and although the level has been raised since then, it won't be enough to counter expected sea-level rises and increased flash flooding. And it can't be done again with 20-storey buildings on the area.
- **The untreated exhaust plume** from 100,000 vehicle movements a day emitted from the M5E stack would be blowing into the proposed towers which would be up to 60m high. The stack is only 43m high.
- **Bayside Council is already meeting its population housing targets set by the state government.**
- **The visual impact** for existing residents in Turrella and Earlwood and for users of the Wolli Creek Regional Park will be immense.
- **The proposal would see the riparian zone (creekside buffer zone) eliminated** and rezoned for high-rise. It should instead be restored with vegetation supportive of the Regional Park ecosystems and opened up for public access.
- **Gardens, patios, and balconies would be overlooked** at all times and privacy will be lost.
- **Many residences to the south of the development would be shadowed** by the buildings with the loss of solar access for solar power and heating, and for vegetable growing.
- **Increased population** will mean increased road congestion and more overcrowding on trains and the few buses servicing Turrella.
- **Increased population** will also mean a need for more schools, hospital beds, community services and open spaces but neither the developers nor the state government will provide these.
- **The sewerage system** in the area is believed to date from the 1920s and 30s and was not designed for the population levels envisaged. Electrical power provision might also need upgrading.
- **Stormwater runoff will increase**, contributing to flooding and the washing of increased amounts of street rubbish into Wolli Creek.
- **The loss of the industrial estate would mean a loss of local employment.**



Sign at the Henderson Street footbridge, Turrella Reserve.

Send us your email or mobile number for community alerts on this issue

Especially the date of the Planning Panel hearing and details of the proposal, when available.

Check the weekly St George Leader for public responses <http://specialpubs.fairfaxregional.com.au/fcn/lsg/3dissue/>

Save Our Valley Inc.

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saveourvalleyinfo@gmail.com



Save Our Valley 5 October 2018

COMMUNITY ALERT

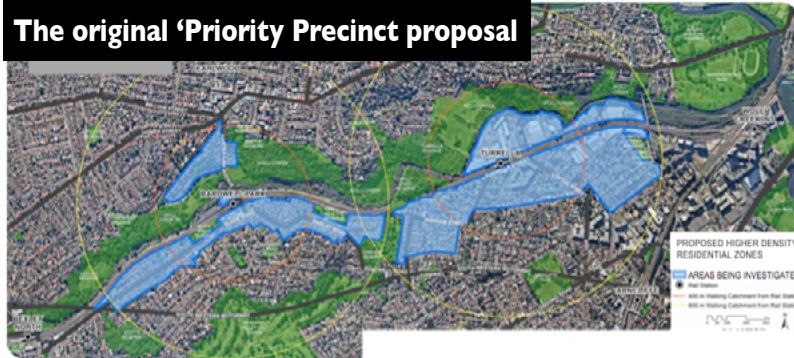


Developers jump the gun

Even before the Department of Planning has completed its 'comprehensive' consultation with residents and other stakeholders, the developers are trying to gain approval to rezone Turrella for 20 storey towers in line with the initial 'Priority Precinct' proposals. Those who attended the 'information session' at Rockdale Town Hall last year know that the whole concept of high-rise was decisively rejected by the community.

But there is before Council, right now, a proposed rezoning of the Turrella industrial estate to allow for almost 5,000 new flats in towers up to 60m (20 storeys) tall.

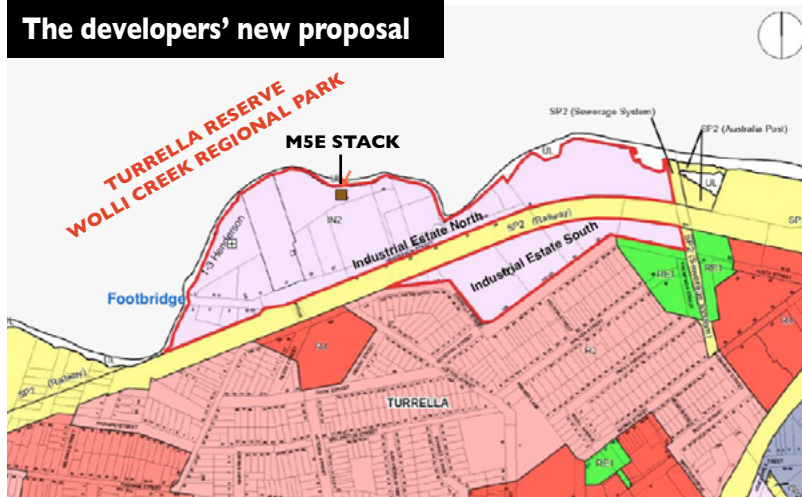
The original 'Priority Precinct' proposal



Priority Precincts have been relabelled 'Planned Precincts'. That sounds like it means overall planning for the community – deciding what new facilities, open spaces, and infrastructure, etc, are needed and where they should go, before allowing any redevelopment to proceed.

Without that, it isn't planning, it's just imposing rezoning and allowing developers to do such planning as does occur - driven by profits rather than community needs, present or future.

The developers' new proposal



The impact on Turrella



The next steps are:

1. A report is prepared by Bayside Council officers.
2. This goes to an 'independent' Planning Panel which ...
3. Makes a recommendation to Council as to whether it should be referred to the NSW government for expedited decision (the so-called 'Gateway' process).

Apparently a glossy brochure about the proposal exists and the idea was floated to the Greater Sydney Commission late last year, but the community and local residents will not be able

to see the proposal until the officers' report is sent to the Panel and it is scheduled for hearing – probably just six days before that hearing.

So, as seems to be increasingly usual, there will be very little opportunity for community input before the developers are given the green light.

Keep this and be prepared to act quickly (see over)