

Objections to Turrella rezoning proposal – Save Our Valley

Save Our Valley committee members have identified some objections and matters of concern about the proposals for the rezoning of Turrella Industrial Estate in Henderson Street for high-rise residential development. Almost 5,000 residences are proposed - more than 8,000 new residents!

We want the Bayside City Council Local Planning Panel (LPP) to be aware of existing residents' views when it considers the rezoning proposal later this year. We don't have all the details yet - we will post when we know more. We will have a short time to prepare for the LPP hearings, so we need to start action **now**. Think about helping to raise your objections in person at the LPP hearings and be sure to send your written objections to Bayside City councillors now.

These objection points are in no particular order and some may need to be verified further:

- The loss of the industrial estate employment land would mean losing a significant number of jobs in the local area. Replacing light industrial businesses with coffee shops under high rise towers will not retain the same level of local employment.
- The Greater Sydney Commission requires that employment land in the Eastern Sydney District should not be converted to residential land; especially land so close to Sydney Airport, so rezoning Turrella light industrial land would be against the bigger future vision for Sydney.
- 8,000 new residents in a small pocket of cul-de-sac land will mean increased congestion on local single-lane roads and more overcrowding on the trains and the few buses that service Turrella.
- Increased population will require more schools, hospital beds, community services and open spaces, none of which is factored into the development proposal.
- The land is a dead-end for emergency services - single lane roads in and out; so in the event of flood or fire or other emergency, access for emergency services will be extremely limited, putting new and existing residents in danger.
- It is 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 with basement parking below ground level on the area.
- The sewerage system in the area dates from the 1920s-30s and was not designed for such a big and sudden change in population numbers. Electrical power provision will also need upgrading.
- There is likely to be increased stormwater runoff, contributing to flooding, washing increased amounts of street rubbish into nearby Wolli Creek.
- The plume from the nearby M5E stack will blow into many buildings. The proposed height is 60m and the stack is only 43m high and pumps out unfiltered exhaust fumes from 100,000 vehicle movements per day. This traffic density and air pollution will increase with the M5 duplication.
- We believe that the height restrictions imposed by proximity to Sydney Airport is 51m at Arncliffe, so the 20-storey 60m buildings will exceed this restriction.
- The high rise buildings will overlook low-level private gardens, patios, and balconies, adding to the loss of privacy.
- Many residences south of the development would be shadowed by the buildings with the loss of solar access for solar power, heating, and gardens.
- The negative visual impact will be immense for existing residents in Turrella and Earlwood and visitors to the Wolli Creek Regional Park.
- The developer's proposal ignores the negatives for existing residents and highlights instead increased 'vibrancy', though there is no explanation of what this term means in reality.
- The riparian zone (creek side buffer zone) would be eliminated and rezoned for high-rise residences. We believe it should instead be restored with vegetation supportive of the Regional Park ecosystems and perhaps opened up for public access.
- 'Girrahween Point' is the name used for the proposed Turrella development project.. But Girrahween Park, believed to mean 'place of flowers', is 1.5 km away, leading to confusion of high rise development with an existing public open space. A similar thing has happened with Wolli Creek the natural valley and Wolli Creek the suburb ('Discovery Point' in real estate jargon).