Please replace all highlighted text to personalise the letter (or delete). You do not need to fill in everything, however the more you add the more impact it will have.

<Your First and Last Name

Street Address

Suburb NSW Postcode>

The Hon Carl Scully (Chair)

Sydney Eastern City Planning Panel

GPO Box 39

Sydney NSW 2001

Email: enquiry@planningpanels.nsw.gov.au

<Insert Date>

Dear Mr Scully,

**RE: Meriton PLANNING PROPOSAL Little Bay Cove / REPRESENTATION IN OBJECTION**

 **YOUR REFERENCE NUMBER: RR\_2020\_RANDW\_001\_00**

<Describe **HERE** your personal relationship with the development site (e.g. home owner in Little Bay overlooking the site; or resident of Chifley in close proximity to the site and severely impacted by the development; or local resident for x amount of years – family history; regularly come to the area for recreational purposes; etc.>

I strongly object to the Meriton planning proposal for Little Bay Cove, which has been submitted to the Sydney Eastern City Planning Panel for pre-Gateway review, for the following reasons:

1. **No Site-Specific Merit**

<Share **HERE** how you feel about the idea of Meriton interfering with a Masterplan that is half complete and wanting to build 1,909 dwellings in high-rise towers plus retail where only an additional 224 dwellings are currently approved (226 already complete). Describe what is distinctive to the local character from your point of view, what makes Little Bay your personal special place, and how this development would impact on this>

The planning proposal would lead to a massive overdevelopment of the site in Little Bay Cove. It is of **a bulk, scale and massing** that

* is entirely inconsistent with the current (and desired future) local character and the existing natural and built environment.
* would have enormous negative visual impacts on the coastal scenic character of the area.
* would be totally inconsistent with the existing and desired future coastal and recreational character of Little Bay and Little Bay Cove,
* would have adverse impact on the heritage conservation area and unique built heritage of the greater precinct, as it adjoins the Prince Henry Hospital site, which is also identified as a Heritage Conservation Area C6 (HCA) under the Randwick Local Environmental Plan 2012,
* would diminish the value of the pristine coastline and have enormous negative visual impacts on the coastal scenic character of the area,
* would pollute views to and from Boora Point on Malabar Headland as well as Little Bay Beach,
* would create unacceptable view and overshadowing impacts to the public coastline and recreational area, including a habitat of the critically endangered Eastern Suburbs Banksia Scrub
* would create unacceptable lot-specific floor space ratios and density and make coastal Little Bay one of the most highly densely populated suburbs within Greater Sydney.

<What are the likely impacts on you / your property *personally*? Talk about it **HERE**>.

**<Only if you live in one of the completed buildings on the Masterplan site in Little Bay Cove:** Discuss **HERE** how your circumstances would change; how your building/property was designed with the low-rise, medium-density Masterplan in mind (e.g. large windows facing the coast / ocean views; car park exits to the east; lower buildings immediately opposite). How is this proposed development going to affect you (differently than what was to be expected under the Masterplan – e.g. parking, traffic, noise, loss of privacy, loss of views, loss of solar access / overshadowing, wind-funneling, 10 years of construction noise of a mega development site; enjoyment of the recreational opportunities the area offers)? How has the process already been affecting you (e.g. general concerns and worries, holding back on home improvements, considering to sell/move, unable to use community facilities in the fenced off parkland)?>

There is **no sufficient transport infrastructure** to support the intensification of the use and the density of the development; mass transit infrastructure is not available and has not been reliably committed to by the State Government. Any Metro extension depends on the relocation of the Long Bay goal in the first place which the State Government has not committed to either. A Light Rail extension to Little Bay or La Perouse does not appear to be a viable option and has not been seriously investigated by the State Government.

Meriton’s traffic assessments are flawed and would need to be redone. The development would worsen existing traffic congestion in the road network (also bearing the recent rezoning of the Kensington to Kingsford corridor in mind) and would require intersection upgrades to mitigate its severe impact on traffic, also taking into consideration close to 3,000 dwellings still to be occupied and/or to be constructed at Meriton’s Pagewood development and major rezonings in the Kensington to Kingsford corridor earlier this year.

<Discuss **HERE** your personal circumstances – do you commute to work by car/bus? Which bus line are you using? How are the bus timetables and delays in bus services affecting you and your daily commute? Are you worried about changes to bus services? How is the interchange bus to Light Rail in Kingsford going to impact you? What is your experience with traffic congestion on the Anzac Pde corridor and surrounding areas? Where do you always get stuck? Is your daily commute to work / back home taking more than 45 minutes? Mention it here! Talk about how parking on Anzac Pde essentially makes it a one lane street on large parts of your commute>.

**<Only if you live in one of the completed buildings on the Masterplan site in Little Bay Cove:** Discuss **HERE** how parking is already an issue for you personally (e.g. no visitor parking at Illume / Solis; reliance on street parking) and that you are concerned about Meriton’s massive undersupply of sufficient basement parking, parking to support retail components, employee parking, etc.); impact on narrow Cawood and Solarch Avenues and intersections with Anzac Pde; traffic and construction noise for many years to come and immediately adjacent to Illume/Solis on a scale that was never to be expected.>

1. **No Strategic Merit**

The proposal is lacking strategic merit. Randwick City Council has recently completed its review of the **Local Strategic Planning Statement (LSPS) and Housing Strategy** which implement actions from the Regional Plan and Eastern City District Plan. Following comprehensive community consultation in 2019 <in which I actively engaged (how? Did you make a submission to Council?) and advocated for the protection of current planning controls for Little Bay Cove (delete if not applicable)>, Council reiterated that it does not want to change the approved original Masterplan for the site and demonstrated that it delivers on housing targets without rezoning Little Bay Cove. The Greater Sydney Commission endorsed the LSPS as being consistent with the Greater Sydney Regional Plan and Eastern City District Plan in March 2020.

The proposal is not in line with the Eastern City District Plan. The subject site is also located very substantially outside the 30-Minute-City. <Add **HERE** your own average commuting times to your workplace in a local employment centre (e.g. CBD) if it presents a good example>

The current planning controls are the result of a lengthy planning process, including comprehensive community consultation. It was subject of controversial debate at the time, opposed by Council but settled by the Land and Environment Court who found the controls to be “eminently suitable for the site”. As the Randwick Local Planning Panel most recently confirmed: there are no changed circumstances which warrant changes to the existing planning controls for the site. The local planning panel and the Council Meeting both unanimously rejected Meriton’s proposal, and <it upsets me that Meriton disrespects this outcome and keeps forging ahead with what in my opinion represents a disastrous planning proposal for the subject site and my local area.>

1. **Planning certainty constituted by original Masterplan**

The approved, original Masterplan is a good plan, delivering on much needed medium-density housing for families in 450 dwellings. 226 dwellings (of these 450) have already been completed on the subject site. The activation of the development consents created the expectation that the remaining site would be delivered in accordance with the residential densities and building forms outlined in the original Masterplan. Further exacerbating this issue, all of the residents of these 226 dwellings purchased their homes on the expectation that the ‘identity’ and ‘local character’ of Little Bay and Little Bay Cove would be preserved and delivered in accordance with the original Masterplan, which was determined by the NSW Land and Environment Court to be ‘eminently suitable for the site’.

The significant intensification of the site that is proposed by Meriton is of a bulk, scale and density that is utterly disrespectful to the locality, and a complete contradiction to the desired and existing character of Little Bay, which was outlined in the original Masterplan. Meriton knew exactly what they bought in 2017.

**<Only if you live in one of the completed buildings on the Masterplan site in Little Bay Cove:** please share your personal story here – when did you buy? Did you base your investment decision on the Masterplan and how it was presented in the sales brochures? What investment(s) did you make?>

1. **Conclusion**

<End on a personal note – for example:

* talk about how the last couple of months of uncertainty have been distressing for you / your family;
* how this development would change your life and livelihood in the area (e.g. peaceful morning swims in Little Bay beach; nature experiences);
* how the current planning system seems to be failing you;
* tell the panel
	+ that thousands of residents are against this proposal
	+ that you frequently discuss it with friends and neighbours who all share your views
	+ that you went to attend the protest rally in October 2019
	+ that you are a supporter of Save Little Bay
	+ that you will fight this proposal every step of the way
* share what is the sentiment in the community is;
* remind the panel that Council and the local planning panel rejected it in strongest terms;
* ask the panel to reject the Meriton proposal completely;
* talk about how you feel for those who made lifetime investments in the completed parts of the Masterplan;
* demand that the panel protects and enforces current planning controls and preserves the Masterplan for the site>.

I ask you to please reject the Meriton planning proposal completely, and to not approve any rezoning or change of the current planning controls which ensure a sensible and sustainable development of the site which is supported by the local community.

Sincerely,

Your name and signature

PLEASE DON’T FORGET TO REMOVE ALL THE SUGGESTIONS AND THE YELLOW HIGHLIGHTING.