

Tuesday, 29 October 2019

Ms Therese Manns
General Manager
Randwick City Council
30 Frances Street
Randwick, NSW 2031

By mail and email to Ms Therese Manns | council@randwick.nsw.gov.au

cc:

Cr Danny Said, Mayor | mayor@randwick.nsw.gov.au
Cr Carlos Da Rocha | carlos.darocha@randwick.nsw.gov.au
Cr Noel D'Souza | noel.dsouza@randwick.nsw.gov.au
Matt Thistlethwaite Federal Member for Kingsford Smith |
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Michael Daley, State Member for Maroubra | maroubra@parliament.nsw.gov.au
Rob Stokes, NSW Minister for Planning and Public Spaces |
<http://www.nsw.gov.au/ministerstokes> and pittwater@parliament.nsw.gov.au

Dear Ms Manns

**MERITON'S PROPOSED DEVELOPMENT AT LITTLE BAY COVE
PRINCE HENRY COMMUNITY ASSOCIATION, DP 270427**

As the Managing Agent for the Prince Henry Community Association (CA), we write at the instruction of the CA in relation to Meriton's development proposal at Little Bay Cove, 1408 Anzac Parade Little Bay, including rezoning and the complete disregard for the already approved masterplan.

The CA wishes to register its formal objection to Meriton's proposal to ignore the approved Little Bay Cove Master Plan by rezoning the site and substantially increasing the remaining number of dwellings to be built from 226 to 1908.

Reasons for the objection to the proposal include:

Master Plan

1. The Master Plan for Little Bay Cove was approved for the development of 450 dwellings. Around 224 dwellings have already been built leaving a balance of 226 dwellings yet to be built under the approved Master Plan. The changes proposed by Meriton seek to increase this remaining number of dwellings from 226 to 1908, representing a very significant increase of more than 740 per cent.
2. The Master Plan was designed to take advantage of Little Bay Cove's rugged coastline location, its expansive tree-lined streets creating sweeping vistas to the ocean and beyond. More than 50 percent of the estate was to be dedicated to a central lake, landscaped parks, wide streets and meandering walkways. Not so with Meriton's proposal.
3. Most, if not all, current owners bought their properties because that property was part of a master-planned development. Changing the rules down the track to facilitate the greed of a rich property development company would make a mockery of Council's planning policies and credibility.
4. Meriton must have been well aware of the Master Plan and its requirements when it purchased the parcel of land. Buyer remorse is not a reason for Council to support Meriton's proposal.
5. In line with the Master Plan, and with Council's Draft Housing Strategy | Vision 2040, no more than 226 additional dwellings should be built on the Little Bay Cove Site.

Infrastructure

The original Master Plan carefully considered the infrastructure requirements for the Little Bay Cove development. The current infrastructure is woefully inadequate to support an additional (estimated) 4,600 residents, which would double Little Bay's current population.

Public transport in the area is restricted to a few buses, with no plans in the short- to medium-term for rail or light-rail facilities to be extended to the area. Were the Meriton proposal to proceed, residents of this massive development would have no alternative but to use their cars to travel to and from work. This would not only increase the already heavy traffic flow and parking problems in the area, but also add to carbon emissions / pollution.

The inclusion of a shopping centre, hotel and other retail / commercial establishments proposed in this development would substantially increase the number and frequency of large delivery vehicles using the area's limited number of roads to access the area, thus creating even greater levels of road congestion, parking problems and pollution.

Special Character / Cohesive Area

The construction of structures, up to 22 storeys (approximately 73 metres) is completely out of character for the Little Bay area, which currently is not zoned for and does not feature such structures.

Detrimental to Prince Henry Design Guidelines / Conservation Management Plan / Heritage Listing

The Prince Henry at Little Bay development contains a number of heritage-built and - landscape elements. The extensive Prince Henry Design Guidelines and expansive Conservation Management Plan were developed by Landcom specifically to incorporate these heritage elements in order to maintain the unique character and cohesion of the Prince Henry / Little Bay area.

Permitting the construction of 22 storey structures on an adjoining Lot, which would overshadow a significant proportion of the Prince Henry at Little Bay site, would have a substantial and detrimental effect on the character of the Prince Henry site, and thus its heritage status, as well as residents' expectations.

Council's Draft Housing Strategy | Vision 2040

On page 43 of Council's Draft Housing Strategy, the development of Little Bay Cove is mentioned thus:

...Little Bay Cove has development approval for 450 dwellings of which approximately 224 dwellings has (sic) been constructed. It is likely that the remaining approved development capacity of these sites will be realised in the short and medium-term (0-10 year period).

The CA understands that Council's draft Local Strategic Planning Statement and Housing Strategy outlines the vision for land use over the next 20 years for all land within Randwick City. The strategy facilitates and meets the State Government's increased accommodation criteria for Randwick City. Little Bay Cove is identified for its remaining capacity under the existing approved Master Plan of 450 dwellings of which approximately 224 dwellings have already been constructed. That means just 226 more dwellings need to be constructed, not 1908 as proposed by Meriton.

Important considerations

- Little Bay is a low- to medium-density area and would not be appropriate for a high-density development anywhere in the suburb.
- Little Bay Cove is neither zoned nor earmarked for high-density development in Council's Draft Housing Strategy | Vision 2040.

- Master plans were established, initially for Prince Henry at Little Bay, and subsequently for Little Bay Cove to maintain the unique character and cohesion of Little Bay. The Little Bay Cove Master Plan must be adhered to in order to maintain that character and cohesion.
- Existing infrastructure, such as public transport, is woefully inadequate to support a doubling of Little Bay's population.
- Even if a compromise position were to be mooted at 50 per cent of Meriton's proposal, it would still be too big. The Master Plan must be adhered to.

Accordingly, the CA respectfully requests that Council does not support Meriton's entirely inappropriate proposal for Little Bay Cove. In addition, the CA requests that Council does everything within its power to prevent this proposal from being approved by any level of government.

Should you have any questions regarding the above, please do not hesitate to contact me on either (02) 8203 3111 or 0439 757 222 or kathryn@changestrata.com.au.

Yours sincerely
CHANGE STRATA MANAGEMENT



Kathryn Milne
senior portfolio manager