

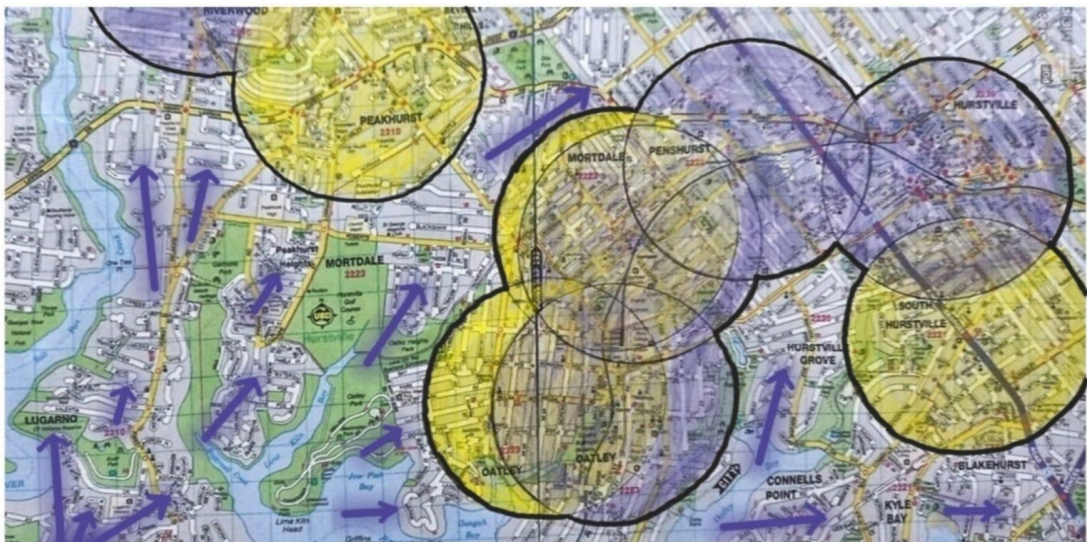
GARDEN SUBURBS GONE

6 STOREY UNIT BLOCKS & LOT SIZES SLASHED

The NSW government proposes bringing in planning reforms that will bypass local council and remove every homeowner's right to object to neighbouring developments. This will have a devastating effect on our community and our environment. We believe that only local planning by Georges River Council in consultation with residents (as is the case now) can align with our values and decide what is right for us. **URGENT ACTION IS REQUIRED**

These new proposals will allow:

- Two dwellings jammed into blocks as small as 450 sqm in all R2 (that is, single dwelling) low density residential zones.
- Terraces, townhouses and 2-storey unit blocks near transport hubs and town centres in R2 low density residential zones.
- Up to 3-6 storey housing (Up to 16 metres) within 400-800 metres of railway stations and shops in existing R3 medium density zones.
- Buildings more than 6 stories (up to 21 metres) within 400m of a station.



LOW-RISE

DUAL OCCUPANCY **TERRACE** **MANOR HOUSE**

MID-RISE

3 STOREY **4-6 STOREY**

800m radius from Train Station (Purple)
800m radius from Supermarkets (Yellow)

THE FORESHORE SCENIC PROTECTION AREA IS IN **SEVERE DANGER**

This aggressive one-size-fits-all approach is extremely dangerous for our suburbs and our way of life because it impacts heritage, amenity and environment. It particularly threatens our prized Foreshore Scenic Protection Area (FSPA). Only four years ago 500 residents wrote to the Council objecting to any change in the FSPA. The minimum lot size for a duplex in the FSPA is now 1,000 sqm – imagine that reduced to 450 sqm!

WHAT THIS MEANS TO YOU:

- **Chaotic traffic** and congestion, bottlenecks, noise, parking issues (problem already)
- **Massive pressure on infrastructure** – overcrowded trains and schools (when was the last time a new school was built in Georges River), overbooked medical facilities, overloaded sewerage and stormwater systems (already causing river/creek pollution and health risk).
- **Density stress** with 3-6 storey unit blocks and duplexes, there will be less gardens and parking, more noise, lack of privacy and overshadowing
- **Significant loss of tree canopy** - loss of birdlife habitat, increased temperatures, decline in property values
- **Foreshore Scenic Protection Area under threat**
- **Destruction of village atmosphere & leafy green character** the reason many of us chose to live here. We did not choose to live next door to a duplex or unit block.
- **Complete lack of consultation with local residents**, as ALL decision-making will be taken out of Council's hands by the state government.

We value and need to preserve our suburbs, yet the NSW state government, through these proposed reforms, is sending the message that what we value is no longer important.



**The time to write
is right NOW.**

**For more information see →
Oatley Flora Fauna website →**



SEND OBJECTIONS BY 23 FEBRUARY

Write to: Department of Planning, Housing & Infrastructure

Online: <https://www.planningportal.nsw.gov.au/draftplans/exhibition/explanation-intended-effect-changes-create-low-and-mid-rise-housing> (or via QR code above)

Email: information@planning.nsw.gov.au

Mail: Locked Bag 5022, Parramatta NSW 2124

Send Georges River Council a copy: mail@georgesriver.nsw.gov.au