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Liverpool DCP CBD Master Plan: Ref 2016/2714).

Attn: Acting CEO Liverpool City Council

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Cc: Graham Matthews

cc. Jan McCredie

My apologies for having this arrive slightly after the close off time, a series of unexpected issues prevented me emailing this prior to COB yesterday.

Thank you for the opportunity to list my concerns regarding the proposed changes to the CBD DCP.

I would first like to address an issue perpetuated by Ms McCredie, when I raised in the information session that some changes would directly impact the rate payer. I am fully aware that our rates are pegged, however if we are left to bear the costs of mistakes or poor planning or worse State government mandated cost shifting, while our rates might not actually change, we do carry the cost as other more community focused amenity is forsaken to ensure the services/parking etc are provided to the developer. So even though our outlay is not altered the number or quality of the services provided the rest of the community are quite severely impinged.

It is quite clear that development and growth are vital to the maintenance of our LGA, what is not necessary is the over development and lack of green space being thrust upon unwitting purchasers of properties that now lay in the area of the CBD. As a council, we need to be vigilant in our provision of a healthy, robust environment that ensures all our residents have ready access to open space, work opportunities and basic services. Presently the kind of development to the North of the CBD appears to offer little to no real deep root planting opportunities and therefore a real loss for residents, shoppers and workers seeking genuine relief from Concrete heat and loss of visual amenity. Accepting that there will be no provision of such deep root plantings in any of the CBD is imo unacceptable.

It is also of real concern that heights in and around the CBD are bandied about as up to 40 storey's. This quite frankly is excessive and taking into consideration the precedent set now by SkyHaus should not in any circumstances exceed 30 storeys. I appreciate that in the CBD Proper provides some setbacks that will ensure the city doesn't become a dark and dank tunnel, we do however, need to remain vigilant in that they do not exceed 6 storeys even with the set-backs/stepped development on Macquarie Street specifically.

While it is important to provide opportunities for families who want to reside in the CBD, simply stuffing as many people as possible in every square metre is not the best outcome. Planning, even Fine Grain development should ensure that the business owners and residents have every opportunity to seek respite in an open, green and considerate environment. Simply concrete to the curb without real and sustainable access to fresh clean air, visual amenity is not an option for a modern 21st century city.

The DCP is unfortunately a guide, and the increased propensity for developers to retrospectively seek approval for works or changes that have already gone ahead is just wrong and needs to be stopped. Throwing a few dollars by way of VPA's, sadly in comparison to the income earned from such changes, is very little real compensation to ensure that amenity and services are adequately available, yet the developer can reap in some instances tens of millions of dollars extra is not good enough, our community deserves more.

If council is unable to ensure that DA's and DCP requirements are met, we need to actively seek solutions, sadly in Liverpool once a Building certificate is supplied and residency allowed there are no checks to see if changes are made further down the track. A perfect example of this is a hair dresser who seeks approval for 3 wash centres, gets approval and later increases it to 6/8 or whatever they can jam into the space. This scenario is happening all over the City in all manner of businesses and there needs to be some way council can ensure that checks and balances are maintained into the future, not just when the contribution is paid.

Liverpool City has a rich and wonderful history, it is of real concern to me that much of this is being lost to fast turnaround initiatives that provide relatively short or limited notice to the community. While this and the Georges River Master plan do not fall into the category much has been lost in Liverpool due to the haste in which development has been thrust into the public glaze for limited short periods.

Of sincere concern is the abhorrent way the School of Arts building has been devalued by the previous council and what could have been a valuable community space, that provided amenity into the 22nd century will be deemed just another coffee shop. (Glebe town hall is a similar building and has been given a wonderful glass atrium to house the modern needs of a community building) Such limited vision is seeing our history dismantled and displaced and this is a sad reality to a city of such rich real, albeit short, Anglo history, nor the long and essential maintenance of our indigenous history. Again, the pursuit of the dollar takes precedent over a long-term vision the community could be proud of.

Our CBD DCP falls short in my opinion in relation to developments providing parking and drop off spaces for clients or patients. We have a large and still growing medical precinct and no DA should be approved if

the facility cannot provide a reasonable (that being sufficient) allocation of parking and safe drop off facilities. Cost shifting to council the need for parking impacts on all of us and where possible this council should be lobbying the State Government to have the cost shifting factor at least match the cost of provision of parking. My example at the information session may not have been the actual dollar amounts but the huge void between payment and provision is indicative and we cannot continue to be left holding the bag in the name of development and growth.

It would be remiss of me not to mention the proposed two way changes to Northumberland and George Streets. This again is another short-sighted proposal that will pretty much guarantee that both streets will become not only rat runs for trucks of all sizes to and from the intermodal and the M5/7 but the safety concerns are huge. We have ONLY TWO one way streets in the CBD, it is not unreasonable that they be maintained, especially as their change to one way was initiated by need and safety in the first place. The very little impact the changes will make to local business will be exacerbated by the potentially dangerous situations the shoppers will face merely trying to traverse them. In a time when our funds are limited and health and safety should be a priority, the expenditure of \$2.5M is ludicrous.

Finally, I would like to reiterate that buildings such as the newest on Elizabeth street near Apex Park is a perfect example of what we need to avoid. Absolutely NO respite, green space or even a shrub on the concrete footpath between the business/residents and clients is not the look our city should be aiming for. History shows that if we are seeking to increase the value and amenity of the residents shoppers and business owners of our city, that will be far more readily achieved by adding tree'd boulevards, fresh crisp greenery that adds a sense of health and vitality....not more and more concrete.

Thank you for the opportunity to share my views, I have numerous more I would like to discuss however will stop here in the hope that some of these are given priority along with genuine and considered thought.

Please don't hesitate to contact me if you are unclear on what I have written or need more information. I would like to see these and the issues of other submissions taken as written and not manipulated to fit a vision, which has sadly been the situation of the past.

Kind regards

A handwritten signature in black ink, appearing to read 'Signe Westerberg', written in a cursive style.

Signe Westerberg (Mrs)

Resident / rate payer