

SUTHERLAND LEP INDEPENDENT REVIEW

WEBSITE SUBMISSION

Name:	Date: 23/12/2013
Organisation: N/A	Suburb: Cronulla, NSW
Email address: N/A	Privacy: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Comment: <p>Submission to Sutherland Draft LEP Review</p> <p>Thank you for the opportunity to make a submission into the review of the recently exhibited draft plan. It gives me some comfort that these important decisions, that have such a long term impact upon our community, and are largely irreversible, are now subject to an independent review.</p> <p>At the start I would like to acknowledge that I recognise the necessity and desirability for Council to provide more housing close to existing infrastructure such as in the vicinity of Cronulla and Sutherland stations, and the basis of the Government policy that supports this. However the proposals contained in the draft LEP have taken this principle to an extreme position, well beyond what is either desirable or sustainable.</p> <p>Whilst the LEP contains many issues, I would submit that the proposed heights and densities suggested in the draft LEP are the key issues and these would substantially and adversely change the character of these precincts, and ruin the amenity that underlies why most residents and visitors come to Cronulla.</p> <p>Cronulla already has very significant parking and traffic congestion. Whilst advocates for extensive development would suggest this can be addressed by encouraging the use of existing public transport, this ignores the fact that most families have one or more cars (even if they do not always use them) and receive visitors who come by car. Further, much of the traffic in Cronulla arises from visitors who wish to use the beaches and the significant number of restaurants etc the area offers. If public transport was the simple solution to this reality, then we wouldn't have the existing parking and traffic congestion problems.</p> <p>There are only two ways to skirt around the Cronulla Mall and business precinct to enter and leave South Cronulla for the thousands of people who live south of the station. During morning and evening peak there are considerable delays traversing these routes, and during the weekend, particularly in summer, there is frequently a delay of the order of 20-40 minutes as a result of heavy traffic congestion. The draft plan provides no credible solution to this challenge of high intersecting pedestrian and vehicle movements, but instead significantly increases the density of housing at the choke points.</p> <p>The service lanes behind Cronulla main street are already congested and what appears to be a 4-fold increase in housing density would make the access to the necessary underground parking totally impractical.</p> <p>Shadowing is would also appear to be a significant adverse impact of the proposed heights and ratios. Under the proposed LEP, Cronulla main street would become a tunnel flanked by buildings of excessive height and bulk.</p>	

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I would anticipate the sewerage infrastructure in Cronulla was not designed or installed to accommodate the proposed scale of expansion in the draft LEP. Cronulla STP and supporting pumping stations already experience significant problems with existing capacity and wet weather flows. The scale of the proposed development is likely to erode the good work done by Council and SWC in improving bathing water quality in the Shire waterways.

Council and NSW Planning professional staff are best placed to determine the details of how best to accommodate a necessary increase in housing density in the Cronulla precinct. I would suggest that along the main street, heights should be limited to 3 storeys, and 6 in the adjoining streets. I would anticipate that if 50% of the increased housing capacity proposed in the draft LEP was provided, the Shire would easily meet State Government development targets for many decades to come.

Pls don't allow this irreversible decision on our community's future to be exploited by short-sightedness and commercial interests. I would be happy to elaborate on these matters if this would assist.