



PCU51171

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6th February, 2014.

To Marian Pate

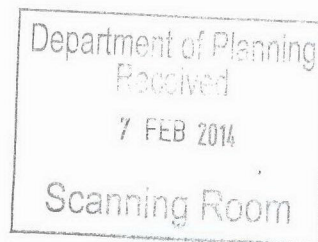
Sutherland LEP Review, NSW Department of Planning and Infrastructure

Submission: REDEVELOPMENT OF HAY AVENUE CAR PARK

Submitted by:

[REDACTED]

[REDACTED]



Hay Avenue Car Park Mackay Street Caringbah

- *Hay Avenue Development Concept Discussion Groups Summary 10 th July, 2012.*
(File Ref: CM/11A/34427)
- *Petition sent to the Council from the Montego residents 28 th May, 2012.*
- *Submission sent to the Council from the Montego residents 5th April, 2013.*
(File Ref: LP/03/252376)

Draft Sutherland Shire Local Environmental Plan 2013. Submissions Report July,2013.

The July,2013 Submissions Report states:

'Submissions are concerned that the approach to development for Hay Avenue does not respond to community feedback previously provided to council from specific forums provided on a concept proposal for the Hay Avenue site.'

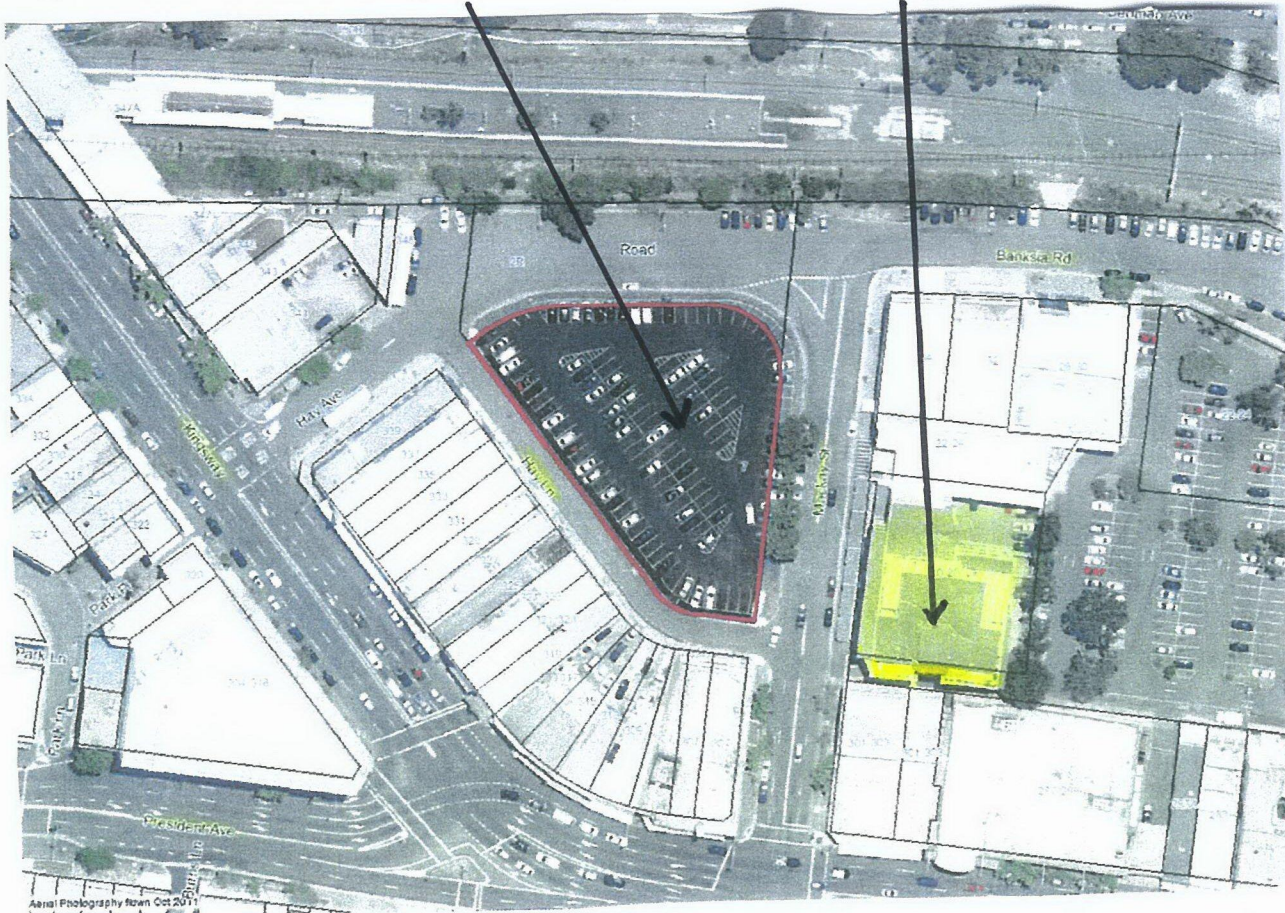
(Reference: Page19, 33.Caringbah Centre, Draft Sutherland Shire Local Environmental Plan 2013)

6th February, 2014.

To Marian Pate

RE: Sutherland LEP Review, NSW Department of Planning and Infrastructure

Showing the location of the Hay Avenue car park and the Montego residential units.



Aerial photograph of existing car park-enlarged (Reference : Page 31, Draft Caringbah Centre Strategy-V4 July 2012)

One of Caringbah's **greatest assets** is the Council owned open air Hay Avenue car park site which is located behind the Caringbah shopping strip.

The Council owned land is 5,000 sq metres and stretches as far as the railway line. Considering the **size** of this site:

Why is the tallest 28-38metres, twelve storey section of the proposed redevelopment concept being built directly opposite a smaller 18/19 metre, 5/6 storey block of residential home units on Mackay Street?

(Reference: Page 29, Caringbah Potential Built Form Plan-V4 July 2012)

The proposed 28-38 metres, twelve storey block could be constructed elsewhere on this site without affecting anyone.

- **'Incorporate setbacks with the highest section confined to the southern rear side of the car park along Hay Lane with the lower buildings located to the north east.'**

(Reference submission sent to the Council from the Montego residents on 5th April 2013)

- **Beside the railway line**

No one else lives in the Hay Avenue car park area!

Showing the size of the Montego residential building in comparison to the proposed 28–38metre, twelve storey complex on Mackay Street. Looking at the two buildings towards a westerly direction, an approximate length only is shown. (Reference Page 29, Draft Caringbah Centre Strategy Sutherland Shire Council –V4, July 2012.)

The proposed 28–38metre, twelve storey concept development building is on Mackay Street and directly opposite the Montego residential units.

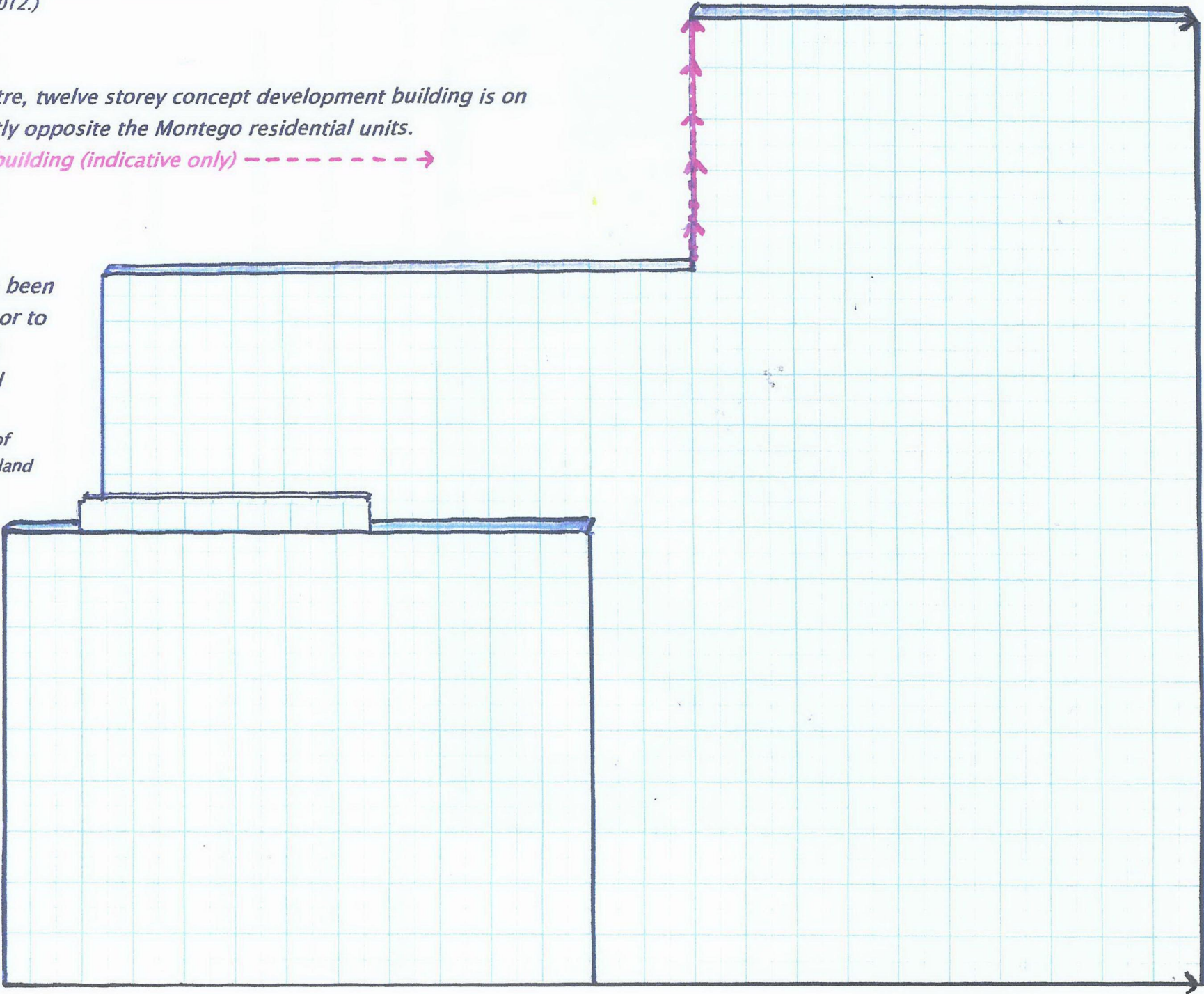
Location for taller 38m building (indicative only) - - - - - →

‘Two of the storeys have been designed at 5metres floor to ceiling height to permit supermarket or national brand stores.’

(Reference: Redevelopment of Hay Avenue Car Park, Sutherland Shire Council Leaflet.)

Montego residential units →

1 cm=2metres



*Showing the side view of the proposed
28-38 metre twelve storey building
opposite the Montego residential units*

- *The proposed 28-38 metre building on Mackay Street stretches the length of the Hay Avenue car parking area. (See diagram B)*
- *The proposed 28-38 metre building on Mackay Street has sheer vertical walls with no set backs.*
- *The proposed 28-38 metre building will decrease daylight and sunlight and cast a shadow onto the Montego residential units on Mackay Street.*
- *Inadequate solar access for the Montego residence facing Mackay Street who only get afternoon sun.*
- *The vehicular entrance is opposite the Montego residential units.*
- *Significant increase in traffic and noise 24/7 resulting from the proposed underground parking for the new retail/commercial premises e.g., supermarket or national brand stores and 130 residential units on this Hay Avenue car park site.*
- *28-38 metre sheer vertical walls*

• *Montego residential units*

• *Reduced sunlight and daylight will make the residential units on Mackay Street cold and dark.*

• *The only daylight for most of the residential units facing this street is through the front windows on Mackay Street.*

• *Devaluation of the Montego residential property on Mackay Street.*

↑
Mackay Street

Width of Mackay Street not drawn to scale

← Hay Lane

38 metres

Showing the close proximity and visual impact created by the proposed 28-38 metre building compared to the Montego residential home units.

Proposed location of 28-38 metre building on Mackay Street



Two way traffic
Single, no over
taking lane.

Montego
units

- The proposed 28-38 metre building is directly opposite the only residential home units on Mackay Street.

- A supermarket located here will add hundreds of thousands more car visits per year to this building.

- 28-38 metre sheer vertical walls.

Looking down Mackay Street in a northerly direction

Mackay Street

Width of Mackay Street not drawn to scale

Hay Lane

Montego residential units

18/19metre height

Height
1 square = 1 metre

Traffic in Surrounding Area

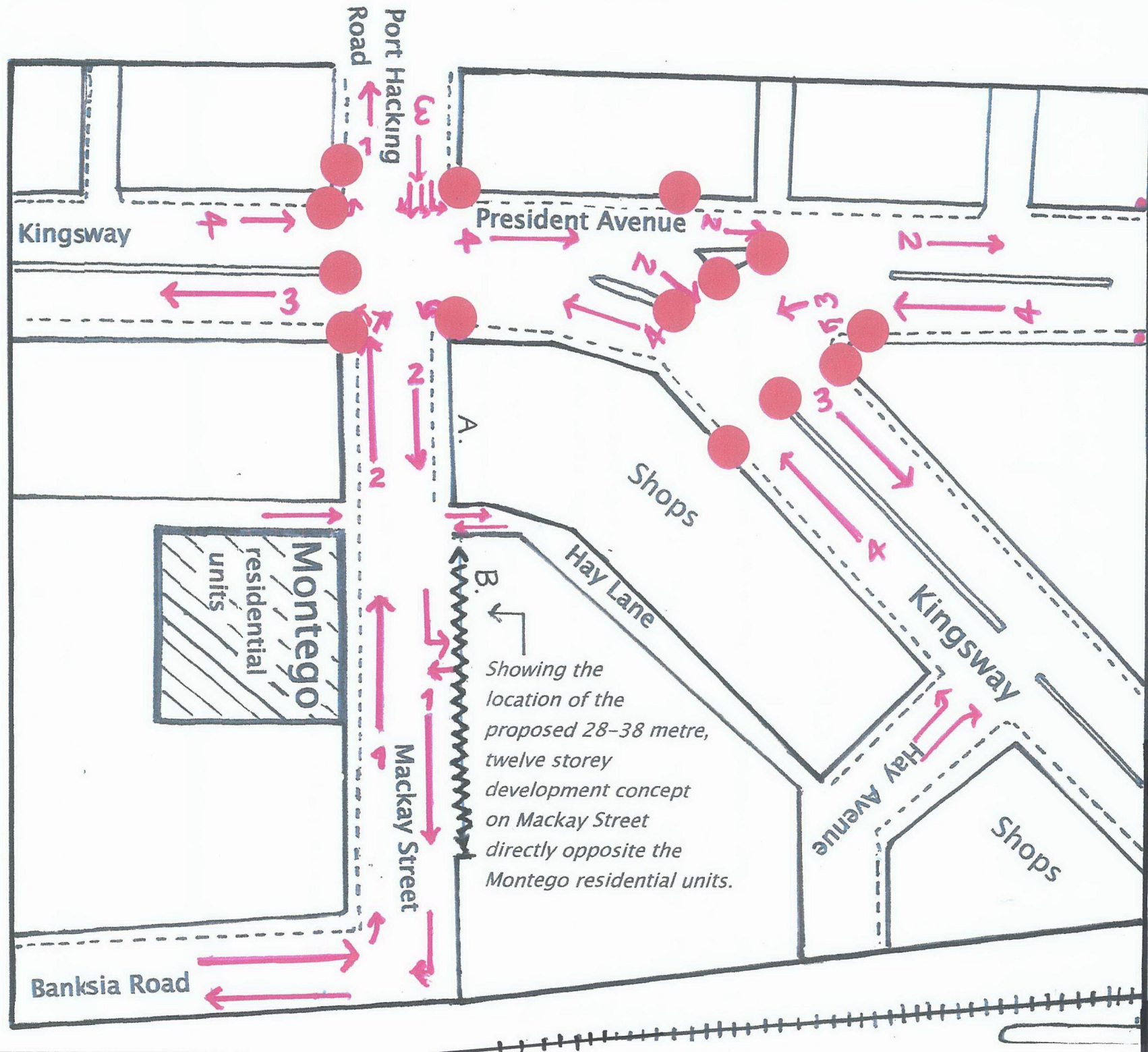
Most traffic travelling to or from the Hay Avenue car park site goes along or across the Kingsway.

The following three major roads converge at the Mackay Street intersection –

- *'The Kingsway carries an average of 37,050 vehicles per day through Caringbah.*
- *'President Avenue is also a major road, although with a lower volume of traffic than the Kingsway.'*
- *'Port Hacking Road carries an average of 11,893 vehicles a day.'*

(Reference: Page 7, Draft Caringbah Centre Strategy, Sutherland Shire Council–V3 April 2012)

Why create more traffic congestion at this extremely busy Mackay Street intersection by including a supermarket within the proposed development concept for the Hay Avenue car park ?



- — Traffic lights
- ↑ — Number of traffic Lanes
- 1-4

(Location B: Reference page 29.
Draft Caringbah Centre Strategy
Sutherland Shire Council-V4,
July 2012)

As shown in the diagram opposite and photograph A.

The proposed 38 metre building on **Mackay Street** is only one building block away from three major roads in the Shire–

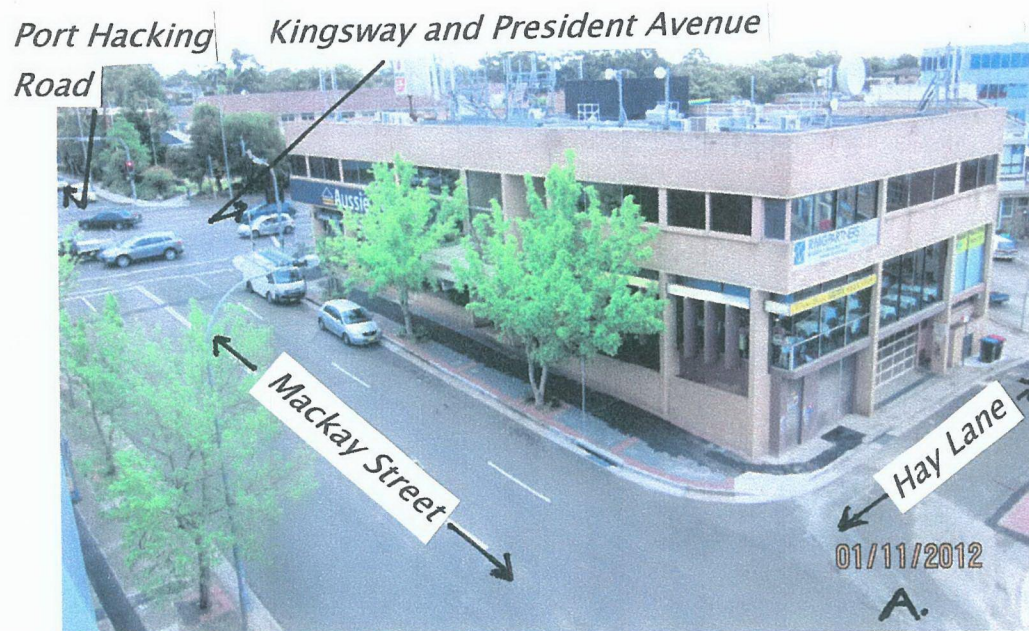
- **Kingsway**
- **President Avenue**
- **Port Hacking Road**

These three roads converge at this extremely busy **Mackay Street** intersection. Apart from the bottleneck traffic jams during peak period traffic there is already mild road rage at this intersection, i.e., people blowing their horns at each other when the intersection is blocked. Other examples of busy times on these three particular roads include:

- In the summer months Cronulla beach goes
- Parents dropping off and picking up school students attending Our Lady of Fatima Primary School and De La Salle College (1,200+ pupils)
- Shire residents travelling to and from – Caringbah shops, Supermarkets–Coles and Woolworths, Three social clubs–Caringbah Inn, Tradies– Caringbah RSL and Caringbah Business and Sports Club, Caringbah Leisure Centre, Railway Station, Business, Monthly Rotary markets etc.

“The intersection of Mackay Street and the Kingsway is already congested and presents a dangerous situation for those cars turning right off Mackay Street and this will only get worse with increased traffic flow.”

(Reference petition sent to the Council from the Montego residents on 28 May 2012)



There will be a very significant increase in traffic and noise 24/7 on Mackay Street resulting from the following proposed developments:

- 130 residential units (on average 1.5 car spaces per unit)
- A supermarket or national brand stores (trucks loading and unloading)
- Extra underground car parking (in addition to the replacement of the existing 129 spaces)
- The vehicular entrance into the underground car park is on Mackay Street
- No through traffic from Banksia Road via Hay Avenue onto the Kingsway
The bus and taxi rank will have to be moved to another street in Caringbah reducing available car parking spaces

This proposed redevelopment concept for the Hay Avenue car park will create TRAFFIC GRIDLOCK in this local area.

The following documents were used in the preparation of these notes:

- 1. Draft Caringbah Centre Strategy Sutherland Shire Council-V4, July 2012.*
- 2. Redevelopment of Hay Avenue Car Park, Sutherland Shire Council Leaflet.*
- 3. Petition sent to the Council from the Montego residents 26 May 2012.*
- 4. Submission sent to the Council from the Montego residents 5th April, 2013. (File Ref: LP/03/252376)*
- 5. Hay Avenue Development Concept Discussion Groups Summary 10 July, 2012. (File Ref: CM/11A/34427)*
- 6. Draft Sutherland Shire Local Environmental Plan 2013-Submissions Report July, 2013.*
 - Photographs*
 - An enlarged 'Aerial photograph of existing car park' (Reference Page 31.Draft Caringbah Centre Strategy-V4, July 2012.)*
 - Personal photographs*