

‘KILLARNEY’ APARTMENTS

15-17 TONKIN ST
CRONULLA 2230
STRATA PLAN 66434

SUBMISSION FROM STRATA PLAN TO DPI LEP 2013
REVIEW 6.2.14

JUSTIFICATION FOR A PROPOSED CHANGE OF ZONING FOR TONKIN ST CRONULLA

PROPOSAL

To change the current zoning of Tonkin St Cronulla to R4 High Density Residential.

BACKGROUND

Tonkin St is on the western edge of the current Cronulla Urban Centre (LEP 2006 Zone 8) and is separated from the Urban Centre, by Cronulla Railway Station.

- Tonkin St is bounded on the eastern side by an approx. 5m high boundary wall on railway property, (see Attachment 1) and on the western side by an environmental strip on the shore of Gunnamatta Bay, currently designated LEP 2006 Zone 13. (see Attachment 2)
- Tonkin St is totally residential, comprising of 9 buildings containing 90 apartments plus 2 older homes (See Attachments 3,4). A DA has been issued by Sutherland Shire Council for a new building at the southern end of Tonkin St which will bring the total no of apartments to 103 in the next few years
- The proposed LEP 2013 changes the current designation from Urban Centre Zone 8 to Commercial Core B3. Amongst other changes, ‘tourist and visitor accommodation’ has been added.
- The railway station operates from approx. 4am to 1.30am 7 days and is the main commuter service to Sydney and beyond.
- At the northern end is the Bundeena Ferry wharf, a marina and boat launching ramp with adjacent boat trailer parking, which is 100% occupied on weekends.
- On the western side of the Tonkin St residential area is Waratah St which is a jointly shared vehicle and pedestrian access to the Cronulla Sailing Club, Cronulla SLSC boat shed and the Cronulla Sea Scouts premises. All are in areas to be zoned RE1 and all of which are heavily patronised.

- Finally on the southern end is the heritage listed Gunnamatta Park with its enclosed baths and public facilities all of which again are popular the year round.
- Parking in Tonkin St caters for residents, visitors, recreational visitors and commuters and is at maximum capacity on a daily basis now. Two restaurants have been approved, one at either end of Tonkin St which is only going to worsen the parking situation.
- It is doubtful if there are other small residential areas Sydney, consisting of around 100 dwellings that have such a concentration of external influences including noise, road and pedestrian traffic as well as waste management, as does this tiny area.

OUR CONCERNS ARE;

- The proposed LEP 2013 changes the current zoning of Tonkin St from Zone 8 Urban Centre to B3 Commercial Core. Amongst other things, 'Tourist and Visitor accommodation' is added.
- The Tonkin St precinct is a unique geographical area being a densely populated small parcel of land, surrounded by parks, an area with an environmental zoning, as well as many public and private facilities, and should be preserved in its present state.
- In particular are the concerns and impact that the introduction of tourist, visitor and backpacker accommodation will have on the amenity of the area.
- The mostly senior and retired residents of Tonkin St have learned to live with the existing influences in their daily lives, however any further intrusion from additional activities will undoubtedly cause undue stress and anxiety.

CONCLUSION.

- The Tonkin St precinct will be overwhelmed if any more commercial activities are to be introduced into the area.
- Tonkin St is totally residential and separate from the Cronulla Commercial Core, the zoning in LEP 2013 should change to R4 High Density Residential to be consistent with other residential areas of Cronulla. (see Attachment 5)
- This submission is supported by
 'Glenavey' 7-9 Tonkin St Cronulla (15 Apartments)
 'Lani' 19-23 Tonkin St Cronulla (23 Apartments)

Paul McKay Chairman Strata Plan 66434



ATTACHMENT 1
TONKIN ST CRONULLA
EASTERN BOUNDARY



ATTACHMENT 2
TONKIN ST CRONULLA
WESTERN BOUNDARY

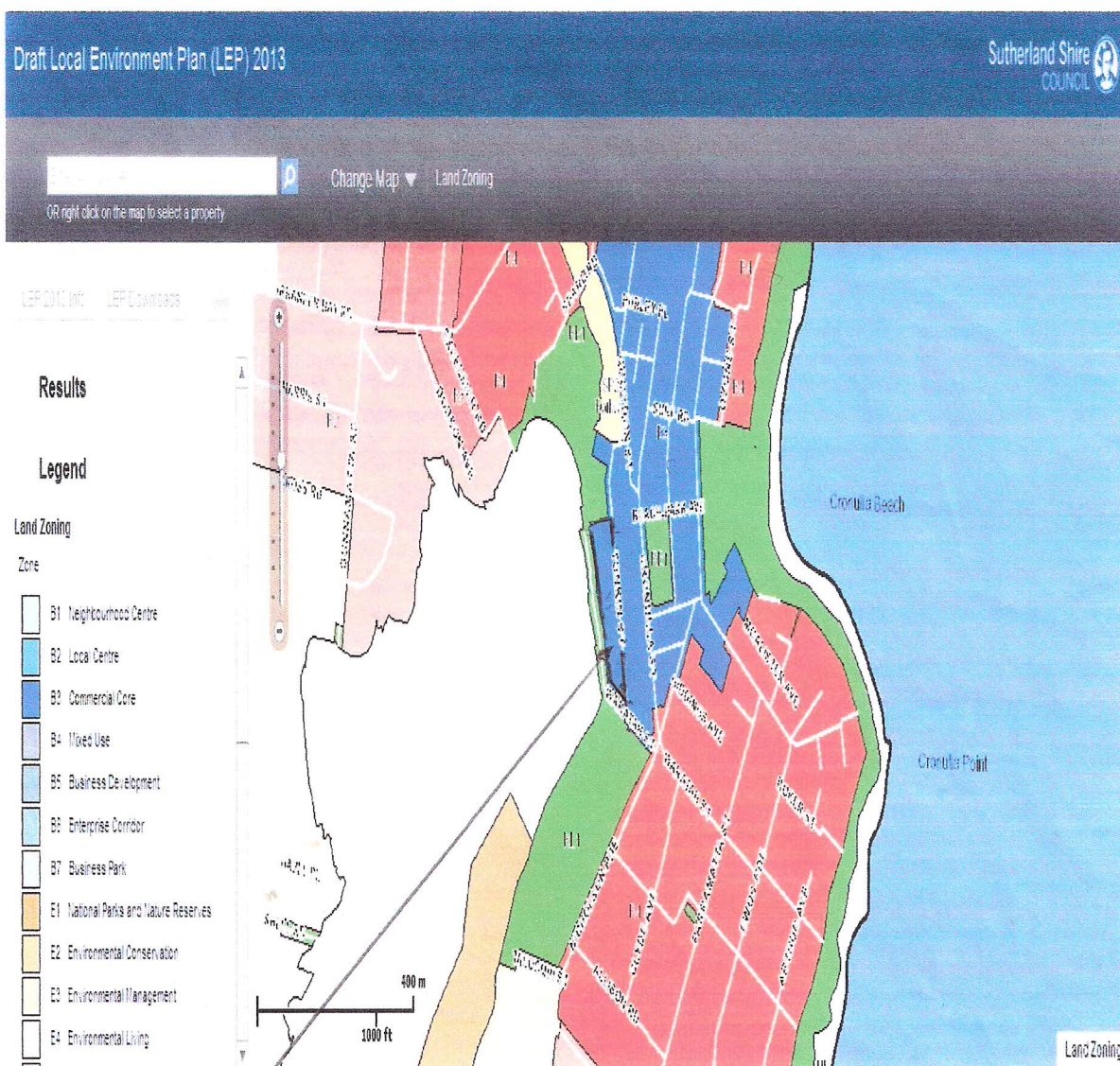


ATTACHMENT 3
TONKIN ST CRONULLA
RAILWAY SIDE



ATTACHMENT 4
TONKIN ST GLENVIEW
BAYSIDE

LEP 2013



CHANGE ZONING OF THIS AREA
IN LEP 2013 FROM COMMERCIAL
CORE B3 TO R4 HIGH DENSITY
RESIDENTIAL

ATTACHMENT 5
TONKIN ST CRONULLA
AREA FOR REZONING