



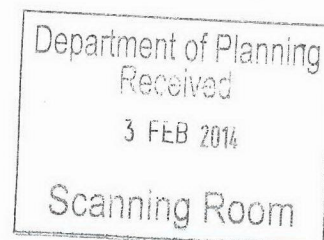
## **SUBMISSIONS FOR SUTHERLAND DRAFT LEP REVIEW**

The Councillors, with the assistance of the NSW Department of Planning and Infrastructure (Dr Roseth/Meredith Sussex appointed), now have a **responsibility** to the people of "THE SHIRE" to create a LEP that **does not** include high density, 14 storey developments, **re-zoning** of areas like the (Sutherland Civic Centre, Waratah Park, Sutherland, Merton Street/President Avenue, Sutherland, (12-13 storey etc.) ...this is **not** what the majority of Shire people are seeking from the Council or experts!!!

The Merton Street/President Avenue (Sutherland Primary School/St. Patrick's Primary School) development supported by Tim Stewart **(presenting a developer!!!) for 12-13 storey high density SAYS it all ...."GREED" .....**(\*\*Note: President Avenue is a **car park** certain times of the day!!).

I think this development was originally a 3 storey building but then EX Mayor Kent Johns etc. wanted to change the zoning within the LEP and the corruption charges and favours being done for developers were put forward to the public .....**so now the Review of the LEP**

The NSW Department of Planning and Infrastructure have already made decisions on developments that people are unhappy about (e.g Brick Pit at Kirrawee/Woolooware Bay etc.)....this has to **STOP**.



Let's hope that the Cronulla over-development plans, Sutherland Civic Centre rezoning, Waratah Park (Miranda RSL), etc. will be amended to **stop the developers** from creating Wolli Creek suburbs in "THE SHIRE".

**"SUTHERLAND SHIRE COUNCIL" and planning experts.....please get it RIGHT for this area!!**

In conclusion, ex Mayor Kent Johns had his vision of another **Wolli Creek** for "THE SHIRE" and not the vision of what most shire residents want for the future...

Born, live and love THE SHIRE resident (North Caringbah/Sutherland)



## News

# Westfield angered by revised LEP

FROM PAGE 1

Labor councillor Phil Blight made a detailed attack on the draft LEP and late changes, saying 23 years on council had given him "a feel" for community opinion and he believed most residents were strongly opposed to proposed zonings, building heights and floor ratios.

Miranda MP Barry Collier said rushing through 75 changes in an hour made it "a very real issue whether you are Labor, Liberal or Calathumpian".



**Zoning review:** Planning experts, Dr John Roseth and Meredith Sussex, conduct the first public hearing.

## PLANNING CHANGES DESTINED TO DIVIDE

THE public hearings opened with a warning by the independent panel that the process would be "difficult".

The state government appointed planning experts John Roseth and Meredith Sussex to review the LEP after public anger over last-minute changes and allegations of favours being done to developers.

Dr Roseth began the first hearing at Sutherland Entertainment Centre by saying "the most difficult part of it is we are supposed to recommend whether certain provisions are appropriate for the LEP".

"The word 'appropriate' includes a large degree of value judgment," he said.

"What some people think is appropriate, others don't think is appropriate. There is more than one appropriate answer to most problems."

Tim Stewart, a town planner representing a developer, supported changes made in the revised draft LEP to extend the Sutherland town centre to include a block bounded by Merton Street, President Avenue, Flora Street and Belmont Street.

Under the changes, buildings of 12-13 storeys would be allowed in the block, which has Sutherland Primary School on one side and St Patrick's Primary School on the other.

Mr Stewart said he supported the council's draft LEP decisions for higher densities in centres.

"I thought there was a clear vision that was being implemented that supported state government decisions to substantially increase densities in

Sydney, and to do that close to transport, particularly heavy rail," he said.

Mr Stewart said the fact that "Sutherland was open for business" had been well received by business groups with which he had involvement.

He said while densities around centres would be substantially higher, lower densities would be maintained in the suburbs.

Ronald Van Ardenne, of RVA Australia, defended the eco-tourism resort he wants to develop at Bundeena, which has been opposed by nearby residents.

Mr Ardenne said the proposed resort, which would provide guests with tents equipped with "creature comforts" such as en-suites and good furniture, would have been permitted under the original draft LEP.

The revised plan had rezoned the area so that an eco-tourism resort would still be allowed, but it would involve "a lot of red tape", which would make it unviable.

Mr Ardenne said he supported a compromise the council was working on, which would involve swapping his property for adjoining council-owned land, where he could develop his resort.

Jannali resident James MacLachlan, a retired engineer, said he believed most shire residents did not share previous mayor Kent Johns's vision for the shire.

Another public hearing session was scheduled for last night and another six will be held next week.