

Dr Jean V Leyendekkers 153 Gannons rd, CARINGBAH NSW 2229

Ph (02) 9523 2181

2nd February, 2014

Marian PATE  
SUTHERLAND LEP REVIEW  
NSW DEPT. OF PLANNING AND INFRASTRUCTURE  
PO BOX 39  
SYDNEY 2001



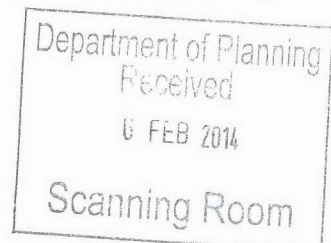
PCU51139

Dear Marian Pate,  
I have lived in the Sutherland Shire for most of my life and in every respect the Shire is my HOME (sweet Home), as it is for many thousands of residents.

For the last twenty-five years I have been involved in Residents' Groups. I started the first Precinct in the Shire (South Caringbah) and was co-founder of CROSS (Combined Residents of the Sutherland Shire) incorporating Precincts and Groups. I have been a Bushcarer for all that time (see copy Leader article attached). As well, I have frequently been a witness for Council in the Land & Environment Court. Thus, I can, with some confidence, assure you that the draft LEP under review has the potential (via excessive high rise, rezonings and increased FSR but drastically reduced landscaping )to devastate and destroy the character of our beautiful Shire.

What makes it worse is that such excessive overdevelopment is completely unnecessary.

If one visualises this great continent/island of Australia then Sydney is just a small dot on the east coast. With a population close to 5 million (Bureau of Statistics) it has nearly 22% of the total population of Australia (23 million). Why should such a relatively tiny area with National Parks on both sides and a small mountain range at the back have such a massive population? Ten years ago the former Premier of NSW, Hon. Bob Carr said: " SYDNEY IS FULL!". and he was so right.



Herewith then my submission to your Enquiry.

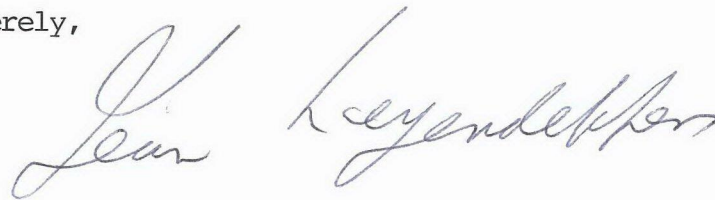
In my long experience of LEPs I know that the majority of residents will not have the time nor the aptitude to submit to ~~the~~ Enquiry. Many <sup>( > 2000 )</sup> have already submitted to the 1st draft. However, since late 2012 many have managed a letter to the Leader, being very concerned at what could happen to the Shire.

I sincerely hope that you will take their "silent voices" into account (see copies of letters and articles <sup>2012-2014</sup> published in the St George and Sutherland Shire LEADER).

As well, I believe that such information should help you and your colleagues in your very difficult task. After all you are rather like detectives, seeking the truth, so that extra data should be of help to you.

I ask: Can such excessive overdevelopment be appropriate in view of the unique leafy and bushland character of the Shire and extensive objections from the residents (as clear from their letters)? As well, the high population of Sydney (22% of total Australian population). must surely be considered if one is considering the appropriateness of the draft LEP.

Yours sincerely,



p.s Enclosed are my previous and current concerns regarding the draft LEP.



6/8/13

# Shire leads in bushcare work



**Growing trend:** Sutherland Shire has more bushcare volunteers than any other part of Sydney, volunteering almost 25,000 hours and providing more than \$700,000 in free labour. Pictured are Michael, Lorraine, Steve, Alan, Jean, Bill and Peter.

Picture: John Veag

By Jim Gainsford

SUTHERLAND Shire had the highest number of regular bushcare volunteers in the greater Sydney region, a survey has revealed.

The shire's 884 bushcare volunteers donated 24,216 hours of their time last year, representing an estimated \$726,000 in value.

Their efforts are part of a growing trend in bushcare volunteering.

The annual bushcare survey by the NSW Catchment Management Authority Hawkesbury-Nepean found that in 2012, the

## BUSHCARE VOLUNTEERS

To be involved go to the council's website: [www.sutherlandshire.nsw.gov.au/Environment/Bushcare](http://www.sutherlandshire.nsw.gov.au/Environment/Bushcare), contact the council's Bushcare unit on 9524 5672, email [Bushcare@ssc.nsw.gov.au](mailto:Bushcare@ssc.nsw.gov.au) or take a look at Bushcare's Facebook page.

number of people involved in environmental volunteering activities in the Sydney region increased by 54 per cent from 2009 to 2012. In 2012, 27,971 volunteers and 61 organisa-

tions supported and managed volunteer programs across greater Sydney. The volunteer efforts represent an estimated value of \$5.96 million to Sydney in one year alone.

Sutherland Shire mayor Kent Johns said he was impressed by the many civic-minded people who took time to ensure local bushland reserves remain in good condition.

Are you a bushcare volunteer? Why you do it?

Have your say [theleader.com.au](http://theleader.com.au)



Wattlebird  
Bushland  
Reserve



Submission from Dr Jean Leyendekkers, 153 Gannons rd Caringbah 2229  
File No. LP/03/79340

Ph:(02) 9523 2181

September 1, 2013

AMENDED DRAFT SUTHERLAND SHIRE LOCAL ENVIRONMENTAL PLAN

SPECIAL NOTE:

(1) My main concern is Landscaping and Floor-Space-ratios-proposed endanger the tree canopy and shrubbery (leafiness) of the Shire.

(2) Staff Report p45 Chap 8  
SITE COVERAGE: (i, 1,2,3) and II I strongly urge you to adopt this clause.

GENERAL.

The Staff Report on the LEP 2013 considered "the results of the public exhibition and consultation with public authorities." (29/7/2013 CCL004-14 File No LP/03/638669)

"significant changes were proposed in response to the submissions received." This is why the draft plan is being re-exhibited before it is referred to the Minister for Planning and Infrastructure.

I should like to know why the Council did not really consider and debate the excellent Staff Report. It seems very offhand and undemocratic. The 2131 residents who submitted seem not to have been taken any notice of.

Your Mayoral Minute seems only to exacerbate the overdevelopment residents were particularly concerned about.

Your Officers' Report points out the key issues:

(i.e. those submitted by the most number of residents)

(1) Proposed zoning changes, (2) multi-dwelling development, (3) Housing Strategy and I think (4) FSR and landscaping should be added.

SIGNIFICANTLY: many residents considered the plan "does not preserve the Shire's amenity, lifestyle of residents (massive flat increase) or sufficiently protect the natural environment."

In the Mayoral Minute it was merely stated that the Council's priority is to focus on Centres and not increase densities in our traditional neighbourhood areas of lower density. But this priority cannot be met as the lower density areas will be blighted by continuing multi-dwelling development which, with the inadequate codes for landscaping (in some cases reduced from 55% to 35%) and large increases in floor space ratios.

WHY WAS THIS NOT SERIOUSLY CONSIDERED AND DEBATED?

These are important resident-concerns!

After all, in the Mayoral Minute it says "Council must listen to the needs and aspirations of its residents"

\* only noted

NOT TABLED

Then why weren't the submissions actually considered and debated in Council?

Pro-development residents are obviously in the minority (Table pp4-9 Staff Report).

It is a sure way to destroy an area (over-development) and the more intelligent residents realise this. One cannot increase the population for ever and ever.

YET the emphasis by the Council seems to be on accommodating pro-development residents and the developer lobby.

It is ironic that "The consultation carried out for the exhibited LEP was in excess of the requirements" So what was the point when the residents' views were not really considered or debated.?"

Another point of concern in the Mayoral Minute is that the Department of Planning and Infrastructure can apparently "make changes that do not need to be referred back to Council"

#### MAIN CONCERNS.

1. One of my very strong concerns is to the small landscaping area in R2 and E<sub>2</sub> (i.e. 35%) This should be at least 45-50%. (previously 55% allowed tree canopy and shrubbiness (i.e. leafy environments) to be protected.

As well, 30% in R<sub>3</sub>, which will probably have dominantly multi-dwelling developments is completely inadequate. Even in R<sub>2</sub> deep planting as a screening effect will be difficult to achieve with such paltry landscaping. The same concerns apply to FSR increases that will be very damaging to the environment.

The encouragement of smaller lot sizes, dual occupancies in low and medium density areas will accelerate tree canopy and shrubbery loss. In other words, the protection of the Shire's unique environmental assets is entirely inadequate.

2. Mayoral Minute: p 16 item 22 Chap 37: Waratah Park and Miranda RSL development.

The Miranda RSL is to be "invited" to proceed with their concept as a "stand-alone planning proposal"

The big question here is the fate of the 1300 m<sup>2</sup> of public land (actually bushland - there is a sign indicating that Bushcare has been active there) The area should be deleted from any development considerations. It would be very foolish if the RSL were allowed to make a planning proposal including this public land. The issue should be dealt with before the RSL submit their plan. PUBLIC LAND SHOULD NOT BE DEVELOPED FOR PRIVATE GAIN AND COMMUNITY LOSS.

I note that in the Staff Report (p27) it says "Waratah retains its zone as Public Recreation" (no mention of bushland) There still seems confusion re this, e.g. height and density controls - have these exhibited controls been removed as recommended by staff??

3. p23 Mayoral Minute: 43 (xxvi) I am concerned that this increase in FSR will result in tree loss. Safeguards should be included as deep planting is so important with such intrusive developments.



4. The Staff Report p 45 Chap 8 FSR and Landscaped area recommends a clause be added

XX Site Coverage i (1,2,3) and ii. I strongly support this addition to complement the FSR and landscaping controls.

5. Has the Council properly assessed the importance of TABLES on pp4-9 of the Staff Report??

The overwhelming numbers are against the proposed LEP 2013. This should be of grave concern to Council yet the proposed changes for above (Mayoral Minute) often seem to favour the "for" columns.

6. A common conclusion in the Staff Report is that submissions are noted but they are ignored because of the constraints imposed by the State's Metropolitan Plan and market expectations.

Why then bother to ask the residents what THEY WANT?

THIS IS NOT DEMOCRATIC!!

From Dr Joan Legendelkars

11/4/2013 COPY

SUBMISSION TO THE SSLEP 2013

To put things in perspective:

The Liberals have a majority in the Council. This does not mean they have a mandate. There is nothing in their pre-election literature about the massive overdevelopment that the above document sets out.

They have a majority in the Council because we have THE WORST FEDERAL GOVERNMENT IN OUR HISTORY. Julia Gillard, in effect, gave you that majority (no mandate).

However, being a conservative, I have faith in the Liberal Party. I appeal to each Councillor (Crs Towell and Blight should be supported - this is Local Government). Do not destroy the Shire, do not destroy Local Government.

Underlying emphasis of LEP:

The key phrase in the LEP is:

"TO BETTER REFLECT THE OBJECTIVES OF THE STANDARD INSTRUMENT" i.e. the State Planning instrument.

Instead, this should be TO BETTER REFLECT THE WISHES OF THE SHIRE RESIDENTS. In effect you are meekly giving up your powers as Councillors. This means you are not representing the residents of the Shire!

How could you sell us out so shabbily?

Analysing the LEP

I am a doctor of Science (Sydney Univ) and am used to analysing data. I found the presentation of the LEP very poor

How can an average resident adequately cover the huge, often obscure volume of information?

In this respect, I refer Councillors to the LEP 2006. This was beautifully presented and clear. It is a tribute to the Council Staff. It seems that the State Planners were largely responsible for the above LEP. If so it shows how giving up your power to the State can result in a decline in  
Services.

Copy

LEP "SPIN"

Let's look at some favorite phrases:

il protect and enhance local biodiversity"

" Endeavour to protect"

With massive increase in density in all areas, via units multi-dwellings, dual occupancy, backyard open to all sorts of development, increased FSR and decrease in landscaping,, block size decrease, frontage decrease and so on.

How can your "motherhood" statement ever be true??

Our wonderful tree canopy, understory, gardens, bushland will all be horribly impacted.

There is just no REAL protection of these precious features of the Shire in your LEP.

EMPHASIS OF LEP

The aims and inevitable consequences are summarised by the following:

"facilitated housing strategy"

"greater floor space ratios require greater height"

"Flexibility" (puts SEPP 3 in the shade)

"Development potential"

"Low"

density - "zone allows for a variety of housing types and lot size"

A new definition of "low" perhaps.

"to meet the needs of the community and residents"

"emphasis is on increase in supply of dwellings"

These are a frightening collection - almost "threats"

URGENT REVISION REQUIRED.

(1) The floor space ratio SHOULD NOT BE INCREASED.

(2) LANDSCAPING SHOULD NOT BE DECREASED as you intend.



COPY

These two restrictions on development set the whole tone of the Shire's environment.

*changes to these*  
Amazingly these <sup>^</sup>very vital restrictions on over-development (that is FSR and landscaping) originate from you, Councillors, not the State Government.

I appeal to those of you who care about the Shire and do not want to see its unique qualities inevitably destroyed.

There is no reason (that is no pressure from State Planning) why you cannot retain decent standards for FSR and landscaping.

As well, it is important to restrict frontage to 25 or 30m (need at least 2 blocks for multi-homes) for development of multi-housing. This avoids "gun barrel effects" (despised by all former Councils).

The NNP (Neighbour notification Policy) DCP, effectively. This is obscure yet is an important feature associated with the LEP (i.e. development of all types) This should be clarified and be fair for residents.

#### Cummulative Impact

This is a priority for consideration. It is essential that controls are RIGOROUS so that they can be enforced.

There is a need to prevent horrific OVERDEVELOPMENT in particular areas.

#### The Voice of the People - democracy

Finally, I enclose copies of letters and articles from the Leader (covering the last 6months). Twenty-three pages. These clearly reflect that the residents ~~DO~~ NOT WANT THESE MASSIVE INCREASES IN DENSITY.

The infrastructure cannot cope., You all live and hence drive in the Shire - you must be aware of the problems of traffic, parking, and failing support systems.

I can only hope that you will listen to the people you represent.

I have been a bushcarer (active) for 22 yrs and a resident activist for 30yrs or so. Thus I CARE, I CARE VERY MUCH ABOUT OUR BEAUTIFUL SHIRE.

Yours sincerely,

Dr Jean Leyendekkers



Dr Jean Leyendekkers 153 Gannons rd Caringbah, 2229 NSW Ph:(02)9523 2181

11th April 2013

The Director  
Environmental Planning Unit  
Sutherland Shire Council  
Locked bag 17  
SUTHERLAND 1499

COPY

now  
abandoned

Dear Director

re:File No LLP/06/386062 AMENDMENT 20 to SSLEP 2006

Councils have come and gone and I have applauded some, others just made me sad and I worked hard to get them out.

However, in my long experience this present Council (in regard to planning and environment) is the most potentially destructive one for the Shire.

I have just sent a submission to you for SSLEP 2013. In particular I expressed my grave concerns regarding increases in FSR and decreases in Landscaping. These TWO VITAL ingredients of any Planning document shape the streetscape and local environment.

How really nasty and unfair therefore to bypass the SSLEP 2013 in what might be perceived as a "cunning" action.

Unlike the SSLEP 2013, few residents will probably respond. I read of it in last Tuesday's Leader (9/4/13) yet it was on exhibition on 3/4 and there is only 2 weeks to respond. This is grossly unfair and the reason is obvious.

Only those residents familiar with the critical importance of these two constraints on overdeveloped land will comprehend the huge impact on the environment. Very large numbers of trees mostly native ones will be lost (trees cannot grow in concrete and through brick walls). Sutherland Shire as so many of us know it and love it will lose its very character.

SHAME ON YOU COUNCILLORS - this "TRICK" is disgusting. I am sure that the Hon Tony ABBOTT WILL be concerned at the way you are trashing the LIBERAL name.

#

2 of 2

In summary: I very very strongly object to the increase in FSR and decrease in LANDSCAPING as proposed in Amendment 20 of the SSLEP 2006 of Sutherland Shire Council in zones 1 to 5 - apparently almost everywhere.

Yours sincerely

A handwritten signature in cursive script that reads "Jean Leyendeckers". The signature is written in dark ink and is positioned below the typed name.

DR JEAN LEYENDEKKERS



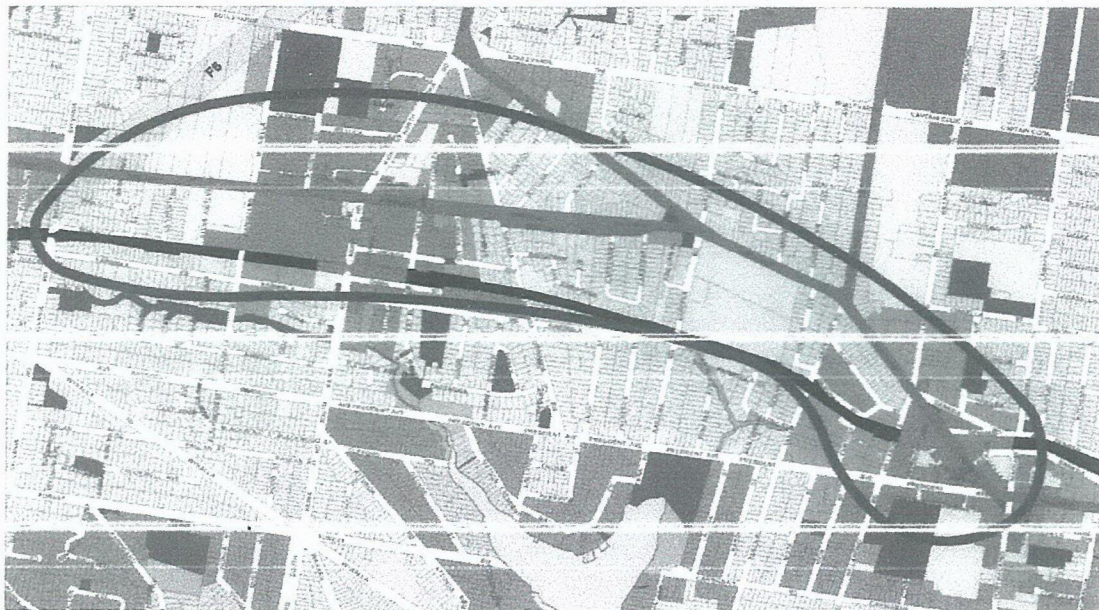
## STATE GOVERNMENT TO TAKE DEVELOPMENT CONTROL OF YOUR LAND

Council Resolutions 19-11-2012 & 18-3-2013

Council Reports DAP024 -13 (12/11/2012) & DAP070-13 (11/3/13)

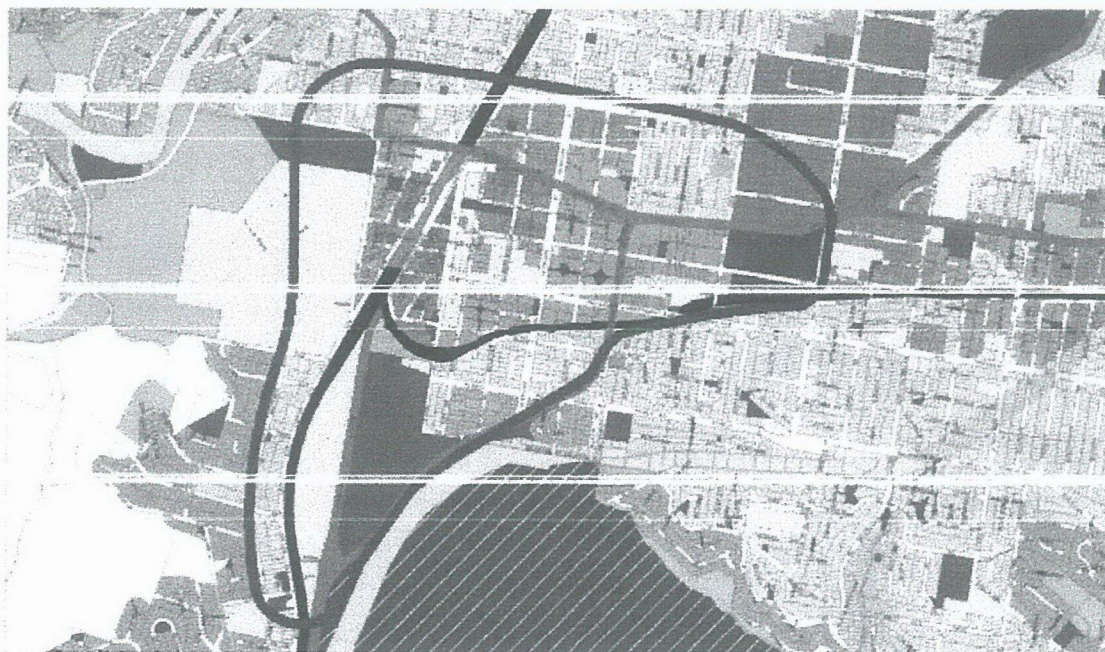
Website: [www.sutherlandshire.nsw.gov.au](http://www.sutherlandshire.nsw.gov.au)

Sutherland Shire Council voted to hand control of all its planning and development powers within the encircled area to the State Government without consulting you first. Your area will be known as an Urban Activation Precinct.



Miranda/  
Caringbah area  
nominated as  
an Urban  
Activation  
Precinct

*Local  
members  
had this  
cancelled!*



Sutherland area  
nominated as  
an Urban  
Activation  
Precinct  
incorporating  
Loftus and  
Kirrawee.

- The State Government is expected to rezone your area for high rise/high density development.
- Development proposals will not be advertised.
- Neighbours will not be notified
- You will not be allowed to object to any development.
- Adverse impacts on you such as overshadowing, privacy, noise and loss of amenity will not be considered.

Ask council to withdraw its application for the Urban Activation Precincts  
Write your objection now to the General Manager & Councillors and your State MP

Distributed for information by: [www.saveourshire.org.au](http://www.saveourshire.org.au)

*Not part of draft LEP but  
indicates bulldoze approach*



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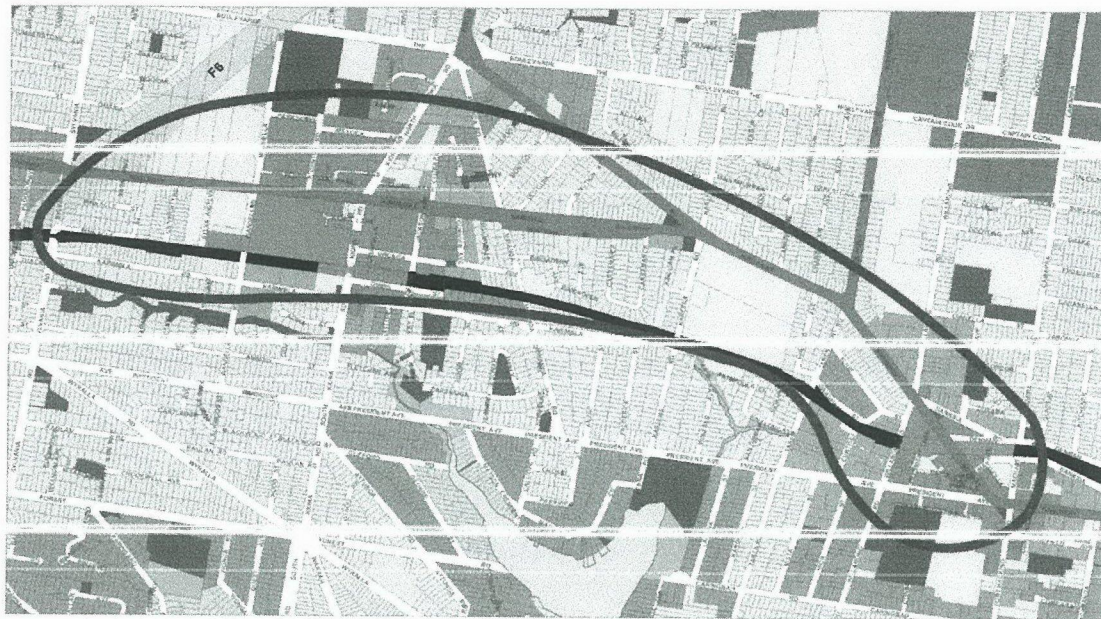
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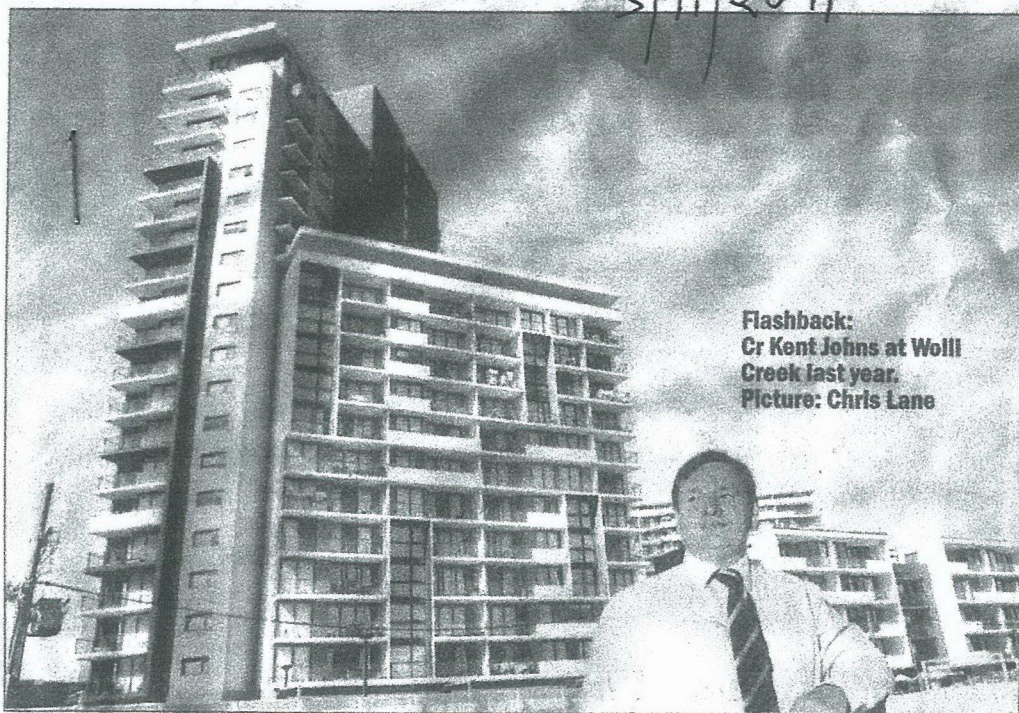
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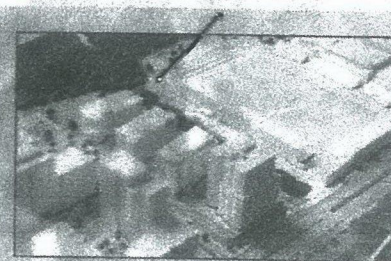


# Sharks plan divides Liberals

3/11/2011



Flashback:  
Cr Kent Johns at Woll  
Creek last year.  
Picture: Chris Lane



## MODEL OF CONTROVERSY

Three Sutherland Shire Liberal politicians opposing the size and scale of the Cronulla Sharks' development drew a flood of comments last week. There was healthy debate on the Leader website about development in the shire generally. Of the 282 votes (by close of business Friday) in the online poll "Do you support the Cronulla Sharks development?" 77.7 per cent said yes and 22.3 per cent said no.

Have your say on the Sharks development proposal at [theleader.com.au](http://theleader.com.au).

By Murray Trembath

SUTHERLAND Shire Liberals have split over the proposed Sharks development.

Councillor Kent Johns yesterday rejected the stand taken against the size of the project by Cronulla MP Mark Speakman, Cook MP Scott Morrison and Cr Kevin Schreiber.

Cr Johns and Cr Schreiber are prominent Liberals, but were elected as independents because the party did not run a ticket at the last council election.

"I support what the Sharks are trying to achieve, and I think there is an opportunity to come up with a good DA (development application)," Cr Johns said.

"The Planning Assessment Commission will assess the bulk and scale, and I think they will do that objectively.

"It will be good for the area and good for the Sharks.

"I understand the position of my colleagues, but I believe we have to get some growth somewhere and, given some of the unpalatable options, a new sub-

urb down in that region would fit in nicely."

Cr Johns said the project should not be compared with the Woll Creek high-rise development he championed when he was mayor of Rockdale in the late 1990s.

"That didn't meet its commercial and retail obligations and, as I have said before, if I was doing it again, I would do some things differently," he said.

Cr Johns said the council was "hypocritical" in planning a 12-storey apartment block over the Hay Street car park in Caring-

bah while opposing the Sharks' development.

He did not agree there would be huge transport problems with the Sharks' plan.

"New suburbs in Sydney's north-west and south-west don't have easy access to a railway line; [ours] has just been duplicated.

"There are also good bus services, which can be extended."

Cr Johns said that he expected an integrated transport plan would be drawn up, with the council and developer working on it together.



*Tuesday 16/10/12*

*Nothing in Lib*

*Elect. literature*

# 'Libs do not have change mandate'

*agree*

By Jim Gainsford

CLAIMS by Liberal councillors on the new Sutherland Shire Council that the election result gave them a mandate for change has been questioned by Cr Phil Blight (ALP).

"There is no doubt they have absolute control of the council to do what they like, with nine out of 15

councillors," Cr Blight said. "However, they can't say they have community support for their actions."

"Only 41 per cent of voters in the shire voted for Liberal Party candidates.

"That means 59 per cent voted for opposing views. So there is no popular support for their policies."

"It is an aberration that 41 per cent of votes gave them

60 per cent of the council.

"In A Ward, Liberal Party candidates received 35 per cent of the votes but secured two out of three councillors or 67 per cent of those elected.

"Again in C Ward, 41 per cent of votes gave them two out of three councillors.

"In B Ward, 45 per cent of votes gave the Liberals two out of three councillors."

*see all the letters here with*

# Planning control under review

Stories by Jim Gainsford

CHANGES to Sutherland Shire's development planning controls governing foreshore buildings, house and garden sizes and removal of trees are now on public exhibition.

If adopted, there will be a new definition for "waterfront cottages", floor space ratios will increase to allow larger houses and landscaping requirements will be reduced, development applications will no longer be advertised in newspapers and neighbours will not be invited to comment on DAs.

The changes were endorsed for public exhibition after lengthy debate at Monday's Sutherland Shire Council meeting, with opinion divided on whether the changes were streamlining development or giving it a green light.

Mayor Kent Johns said the changes were about giving certainty to mums and dads who wanted to extend their homes, while councillor Peter Towell said the moves were pro-developer and "directly against the character of the shire as we know it".

Under the proposals, landowners will not be unduly prevented from removing trees that risk public safety.

The council will also change its policy of pursuing removal of existing waterfront structures where those structures form part of the existing character of the waterfront.



**Changes aplenty:** Sutherland Shire Council's proposed changes to planning codes have been criticised as helping developers at the expense of "mums and dads" and the family home.

A "waterfront cottage" will be a permitted development provided it was constructed more than three years before the proposed changes were introduced.

Land will not be allowed to be subdivided to create a separate lot for a waterfront cottage but the size of new or enlarged boatsheds will be regulated by planning controls that focus on the existing character of the nearby waterfront.

Development applications will no longer be

advertised in newspapers but residents will be directed to the council website.

The practice of delaying determination of development applications for at least 20 days while neighbours had a chance to comment would be modified.

If a two-storey house is proposed in a residential zone, neighbours will be informed but not invited to make a submission.

If an application is outside the code for the area, such as a three-storey house, neighbours will have 14 days to make a submission.

Floor space ratios are also set to change.

For example, a ratio of 0.5:1 sets the maximum development potential of a site as being equal to half the site area. A ratio of 3:1 would permit floor space to be up to three times the site's area.

Permitted floor space ratios will increase from 0.45:1 to 0.5:1 in low density and risk management residential (bushfire) zones.

Landscaping requirements will be reduced from 45 per cent of the site to 30 per cent.

The proposed planning changes are on exhibition for public comment for 28 days.



# 'No time to comment' on new laws, so it didn't

By Murray Trembath

SUTHERLAND Shire Council decided it did not have enough time to make a meaningful submission on proposed sweeping changes to planning laws.

Submissions on a state government Green Paper, issued on July 14, closed on Friday with no input from Sutherland — one of the state's biggest councils.

A council spokeswoman said it was a very detailed document covering a broad range of matters. "In the circumstances, there was insufficient time to make a meaningful submission," she said. "Rather than comment on only a small part of the proposals, when all issues are important, it was considered more

appropriate to wait until a draft proposal had been prepared. The process of making a submission was also complicated by the local government elections which made it harder for councillors to meet and get consensus."

A White Paper, containing draft legislation, is due to be released by the end of the year.

Under proposed changes, the community would be involved earlier in planning decisions for their neighbourhoods and have little or no say at the time development applications were considered.

Another change would see increased use of the complying development system and more decisions made by council officers and "independent" panels rather than elected councillors.

Kogarah and Rockdale councils made submissions, along with several community groups in St George and Sutherland Shire.

Kogarah Council wanted greater emphasis on community consultation at the strategic-planning stage but warned if it wasn't done properly it could leave many landowners and residents feeling disenfranchised.

Rockdale Council said a shift in focus from development assessment to strategic planning was to be congratulated, although it would take substantial resources. It was concerned the overriding aim of the Green Paper was to deliver economic growth with the market directing development type and scale.

View submissions: [planning.nsw.gov.au](http://planning.nsw.gov.au).

## WHAT PARTICIPATION?

■ The Bangor Residents Representative Group said the success of the new laws would be utterly dependent on the detail. Questions needing to be answered included how community participation would work and who would be deemed an expert or community representative when expert panels and regional planning boards were chosen.

■ The Georges River Environmental Alliance said the Green Paper proposed an enabling of development in a way that appeared to deny and reduce the rights of communities and environmental stakeholders and negated vital environmental protection.

## Planning change clarification

As reported by the *Leader*, Sutherland Shire Council recently announced changes to planning development controls governing foreshore buildings, house and garden sizes and removal of trees. Community consultation requirements were also altered.

However "Planning control under review" (*Leader*, October 25) incorrectly advised residents they could comment now on the changes.

To clarify, the council has agreed to amend its policies, which will be exhibited and come into effect at different times.

Taking immediate effect, the council will no longer require the removal of a waterfront structure which has stood for many years and forms part of the character of the waterfront.

The council also adopted a new approach for the review of decisions on tree removals. Where an application is refused by the council, an applicant

can now request a formal review by an independent arborist from outside the council. In coming weeks, the council will compile a new panel of independent qualified arborists and the new review system will begin.

The council also resolved to make changes to the Sutherland Shire development control plan 2006 (DCP) in relation to neighbour notification of development applications and to amend the current policies controlling tree removal.

The policy change will increase the circumstances in which a tree may be removed and promote planting of replacement trees. These changes to the DCP will be exhibited for public comment within the next few weeks.

The policy changes to increase the floor space potential of dwellings, reduce the landscaped area required on each lot and provide for the retention of waterfront cottages will be incorporated into the draft standard instrument local environmental plan (LEP). It is expected to be considered by the

council before Christmas, then go to the state government before being exhibited for public comment in 2013.

Cr Kent Johns  
mayor, Sutherland Shire

## Neighbours need a say

Re the article "McMansion fears for shire streets" (*Leader*, October 25). Sutherland Shire Council's new changes to development proposals are very disturbing.

To think the council could consider not informing neighbours of applications is ridiculous. As a ratepayer, you should be entitled to agree or disagree with what will be built next door or over your back fence. It will open the floodgates for developers. Just what the shire needs: more multi-dwellings and halved landscaping.

The Turpins  
Burraneer

## A bad sport

According to the *Leader* article "New suburb will

be a recreation hub" (November 13) Sutherland Shire's mayor Kent Johns said the area desperately needed more sporting fields. Talk about being hypocritical, because Councillor Johns is a supporter of the Sharks building 600 high-rise units on the juniors' ovals. These fields could have been used more by the local sporting clubs to fix the shortage. Now the junior league will eventually have to find somewhere else to play as well.

Fussos  
Woollooware

## Weeds gone mad

As a former bushcare worker in Darook Park, it dismays me to see the neglect of the past year. The weed wandering Jew has gone mad. Please someone attend to this; on the north side it is covering everything, and with this rain will only get worse.

Jennifer McEvoy  
Cronulla

Reduced landscape  
= tree loss

24-30 yr wait for tree  
replacement!!

Why  
not  
ask for  
more  
time?

Disagree

16/10/12



# McMansion fears for shire streets

THE mums and dads of the shire are being used in a tug-of-war to sell proposed changes to Sutherland Shire Council's development planning codes.



Mayor Kent Johns said the changes would help "mums and dads" develop their land in ways that would "best serve their families, but in a harmonious way".

But councillor Peter Towell said the changes would hurt the people they supposedly aimed to help.

"It's the mums and dads who live next door who won't have a right to have their say," he said.

"These are people who moved to the shire for a certain lifestyle and have invested their life savings in their home and this is all going to collapse."

"There will be McMansions popping up everywhere."

Councillor Phil Blight said the changes aided developers.

"It helps developers as they won't need to discuss their development with neighbours and [will] increase influence and power of those doing developments over the mums and dads living next door," he said.

"The proposed changes to Neighbour Notification Policy mean less chance for residents to know what development is to occur around them. Removing newspaper advertising to concentrate on the internet disadvantages those who don't choose to use it, older people who aren't confident with technology and those who may not be able to afford the latest equipment."

"The changes only consider height and bulk and completely ignores problems with overshadowing, privacy or views."

"People won't even be notified of development if overshadowing, privacy or views are the problems."

"These are the biggest changes in the shire for many decades. Neighbours will be living on top of each other, more like the inner city urban areas."

"Density of development increases from 15 per cent to 50 per cent in residential areas, encouraging McMansions — bigger houses on smaller sites with less landscaping."

"Reducing landscaping by one third to a half or more, changes the character of the shire."

"In future, you will have to go to a park to see a tree."

**'These are the biggest changes in the shire for many decades. Neighbours will be living on top of each other, more like the inner city urban areas.'**

**Cr Phil Blight**

*agree!*

*disgraceful*



LEADER 6/11/12

## Protect shire's character

2016: Sutherland Shire, a once leafy, beautiful place to live is now inundated with concrete, bricks and mortar; flats dominate the landscape and single dwellings are rare as hens' teeth.

The roads have become car parks as the huge increase in traffic is unsustainable.

You feel as if you have won Lotto when you find a parking spot or a shady area when the temperature is 30 degrees.

An exaggeration, perhaps, but look at what happened to Rockdale and Hurstville.

I believe that our new mayor was once the Labor mayor of Rockdale. Did he approve of all those flats at Wolli Creek?

Thank goodness we still have councillors like Phil Blight and Peter Towell (Leader, October 25).

These councillors want to protect the shire's leafy, open character and prevent the horrible scenario described above.

Dr Jean Leyendekkers  
Caringbah

## Councillors on same team

In reply to Dr Jean Leyendekkers (Your View, November 6).

I would like to say that I am certain that all 15 Sutherland Shire councillors are there to be a part of the large team working to make the shire a better place.

All councillors share Dr Leyendekkers' desire to see the culture and beauty of the shire protected and enhanced.

An example of this is the adoption of the change that requires each removed tree to be replaced by four trees.

I would like to encourage Dr Leyendekkers to contact any or all councillors with constructive and detailed comment on specific items rather than using exaggeration or personal attacks on individuals.

Cr Tom Croucher  
Sutherland Shire Council



**Lambs to the slaughter:** Road noise and poor air quality are less of a problem for country people, a study has found. Picture: Quentin Jones

# Chronic illness link to living in the city

By Deborah Field

AGEING city-dwellers are more likely to suffer from non-infectious chronic disease, such as type II diabetes and arthritis, than their country cousins.

The University of Sydney finding was based on seven years of longitude data for 1256 people aged over 45 who had lived in the same area for 20 years.

The research also showed the odds of having

a chronic condition increased by about 5 per cent for every year of age.

Lead author Deborah Black said city people were more exposed to range of environmental stresses, such as poor air quality, high-density housing and lack of green spaces and shade.

Professor Black said as people became older, their bodies were less able to cope with those stresses, which could accelerate the ageing process and intensify disease.

## Your View

### Concern was genuine

Councillor Croucher was probably not aware of Dr Leyendekkers' involvement in planning and environmental issues over the past 30 years in Sutherland Shire when he suggested that she contact councillors (Your View, November 15).

Some of her achievements are:

Formed the first precinct committee in Sutherland Shire; co-founder of CROSS (a union of all precinct committees); member of Sutherland Shire Environment Centre since its inception; involved with Bushcare in the formation of Wattle Bird Reserve South Caringbah; attended many Land and Environment Court hearings.

The most recent was to object to the proposed residential flats development on the site of the old Bundeena Park Store, a development completely at odds with the character of Bundeena.

Liberal councillors consistently supported this development. Independents and Labor voted against it.

Dr Leyendekkers' concern about this council and

the future direction of development in the shire is very real.

On Monday night a mayoral minute will recommend an urgent increase in floor space ratios from 0.45 to 0.55 and reduced landscaping from 50 per cent to 30 per cent (25 per cent if you keep a tree).

How will this protect the culture and beauty of the shire, Cr Croucher?

Nell deNett  
Bundeena



# Shire heights to go up: draft plan

By Kate Carr

A DRAMATIC new housing strategy for Sutherland Shire aims for more than 10,000 new homes over the next 20 years.

Sutherland Shire Council is required by the state government to come up with a plan and the council duly adopted one for public consultation on November 19.

Once adopted, the new zonings will form part of the council's local environment plan.

But the draft is proving controversial already, with some residents upset at the extent of the proposed changes.

Dramatic changes are slated for Cronulla, with significant height and density increases across the suburb, and at Woolooware and Miranda.

Height limits at Woolooware will spike from two storeys to up to five (16-metres high) if the plan goes ahead, while parts of Miranda have their height limits upped from two to seven storeys (or 25 metres) under the draft plan.

The height limit for Miranda centre is proposed to increase to 30 metres. At GyMEA, townhouses are proposed for much of the suburb.

Another change includes upping the height limit for the Housing NSW development at Sylvania from three storeys (or about 12 metres) to a 16-metre limit.

Other areas are less affected; for example in Engadine the proposals equate to just 200



**Housing strategy:**  
Significant height and density increases have been proposed across the shire.  
**Picture: Tamara Voninski**

extra homes in 20 years; at Jannali about 300 are planned. Accurate total dwelling increases are not available for most other suburbs.

Cronulla is subject to some of the most significant changes. The urban centre's height

limit is being upped to 30 metres, while Prince Street will be rezoned from a two-storey limit to allow for nine-storey flats of up to 30-metres high.

For most of North Cronulla, centred on

## HAVE YOUR SAY

■ What do you think of the zonings?

theleader.com.au

Disgusting

Elouera Road, a six-storey or 20-metre height limit is being proposed.

A North Cronulla precinct member, Marilyn Urch, said the changes were drastic.

"People should ring their local councillors and ask what is happening in their region as the rezoning changes are quite extensive at Cronulla, Caringbah, Woolooware and Miranda," Ms Urch said.

She said Cronulla residents would be "shocked" by the changes.

Sutherland Shire mayor Kent Johns said residents needed to understand the plan was just a draft at this stage.

"What's important for the community to understand is that nothing is set in concrete," councillor Johns said.

"What we have developed so far is in line with directions from the state government to make provision for 10,100 additional dwellings by 2031, with at least 80 per cent of the housing growth close to town centres."

He said about 530 dwellings needed to be added annually to the shire to meet the target.

Cr Johns said the council was going to write to every resident about the proposed changes, and make them available online, as well as holding public presentations on the proposed changes.

"It's also very important that the community knows how and when they can have their say on what happens in their area. These documents will help guide housing and development into the future, so they affect us all," Cr Johns said.

**Details: sutherlandshire.nsw.gov.au or 9710 0333.**

## SUTHERLAND

- Urban Centre includes Stapleton Ave, Eton St, Park St, Boyle St and parts of Oxford St, Belmont St. Provisions made for buildings of up to 12 storeys in particular sites including Oxford St, Old Princes Highway and Merton St.
- Part block bounded by The Grand Parade, Vermont St and Kurrajong St. New limit: 20m.

## MIRANDA

- Urban centre bounded by Kingsway, Clubb Cr, Kiara Rd. Town centre limit upped to nine storeys (30m).
- Area bounded by Kingsway, F6 road reservation, railway line. Old limit: two storeys. New limit: seven storeys (25m).
- Townhouses allowed throughout significant sections

## ■ A snapshot of some of the proposed zoning changes

### CRONULLA

- Part of Gerrale St included in urban centre up to 30m.
- Rest of Gerrale St to Richmond St. New limit: six storeys (20m). Previous: two storeys (9m).
- Prince St. New limit: nine storeys (30m). Previous: two storeys for houses, up to three for flats.

### JANNALI

- Commercial centre bounded by White St, Railway Crescent and Roberts St. New limit: 20m. Old limit three storeys.
- Part block bounded by Sutherland Rd, Mitchell Av and Oxley Av. New limit: 16m. Old limit: two

### ENGADINE

- Block bounded by Boronia Av, Old Princes Highway and Waratah Rd. New height limit: six storeys (20m). Previous limit: three storeys.

### GYMEA

- Area bounded by Tafe, Milburn Rd and Kingsway, zonings changed to allow townhouses.

### SYLVANIA

- Sylvania Southgate Housing NSW site. New limit: four or five storeys (16m). Old limit: three

### CARINGBAH

- Taren Point Rd, and area bounded by Willarong Rd, Dianella St and Caringbah North Primary School. Old limit: two storeys.

### WOOLOOWARE

- Bounded by Kingsway, Wills Rd, Denman Ave and Franklin Rd. New limit 16m. Old limit: two storeys (9m).



# High density fears

By Jim Gainsford

THE release of Sutherland Shire Council's draft housing strategy has been met with shock and outrage by resident groups.

Mayor Kent Johns said the draft strategy was in line with state government directions.

But Central and North Miranda Precinct Residents' Association secretary Jean Baluk said the council was volunteering more areas for

high density than was actually required by the state government.

"The original figure of another 2700 higher density dwellings around centres was previously accepted by the Department of Planning and Infrastructure (DOPI) to meet state government target of 10,100 additional dwellings for the shire by 2031," Mrs Baluk said.

"But the council's new Housing Strategy has increased this to 4269 additional higher density dwellings.

"The council is volunteering another 1569 dwellings around centres which they weren't required to do.

"As recently as November 12, DOPI advised that the council would only be measured on the earlier target.

"On top of these increased targets there will be even more density after the council voted to hand over planning in large areas of Miranda, Caringbah and Sutherland to DOPI under its new Urban Activation Precincts.

"Once they do that, the council will

have no control over what is built in the area. People will be horrified when they realise this."

Bundeena resident Neil deNett said residents' ability to restrict change would be severely limited.

"I've been involved in community campaigns since 1962 and I can say that what the council is proposing is one of the worst steps in the shire's history," he said.

CONTINUED PAGE 4

Vote in the poll  
theleader.com.au

■ Have your say online or vote in the poll. So far, 61.4 per cent of online voters said the did not support the housing strategy, 20.5 per cent said they did, 18.2 per cent said they supported some sections of it and none selected "I can't understand it".

## Developer's paradise

I have just read minutes of Sutherland Shire Council's environment and planning committee. It's very scary! A few basics: Green Street, parts of Wills Road, Denman Avenue, Franklin Road (Woollooware), Kirkwood Avenue, Elouera Road, Prince Street, Judd Street and nearby streets (North Cronulla), Willarong Road and Taren Point Road (North Caringbah) to be rezoned six storeys and some eight storeys. Nine storeys for Cronulla and the suggestion of a 14-storey hotel on the corner of Laycock Avenue, Cronulla. There are a lot more changes in other suburbs too. Detailed information and maps can be read on Sutherland Shire Council's website. Our Liberal council has wasted no time in making the shire a developer's paradise.

Kasey  
Woollooware

## Walls of concrete

I am concerned about the article "Planning controls under review" (Leader, October 25).

This is an extraordinarily beautiful part of Sydney. The discussion was dominated by quotes about the "mum and dad developers" and the "mums and dads next door".

Those who live here are lucky, but the parks, waterways and views are enjoyed by many more. As a keen kayaker, I am only too aware of "houses" that present a tiered wall of concrete from the water.

Native trees are replaced by inappropriately landscaped areas that bake in our summers. I often walk along Shiprock Road, and there is one house which, rather than providing the usual facade of a double garage to the street, allows you (the humble pedestrian) to enjoy the view across to Maianbar.

Planning controls should ensure that views are shared and not only by homeowners. North shore councils have fought hard to maintain the natural bush and natural beauty of their waterways.

The proposed radical changes in site landscaping requirements and a less regulated process for approving tree removal will allow a more rapacious approach to development. This will be to the detriment of shire residents but also to other Sydneysiders and tourists.

Ken Rope  
Mirand

## Overdevelopment fear

Given the recent local government election results gave us a Liberal-dominated council and the direction the Liberal state government is taking regarding development overall, we in the shire appear to be vulnerable to rampant overdevelopment.

This is unfortunate as I personally found the previous council took a balanced approach to development and allowed input from local communities in the planning and approval process.

It is deeply disappointing that, reportedly, the current council seeks to limit or remove any community input into development decisions, even to the extent of surrendering the authority to approve projects to state government bodies.

As one who welcomed the removal of the previous state government, I am continually disappointed in the O'Farrell government's actions in areas such as mining approvals, reversal of conservation protections and development, without any planned expansion of infrastructure, such as hospitals, schools, emergency services, etc.

It appears there is no middle road between Labor's disastrous economic management and Liberal's obsession with cost cutting and development, regardless of the impact on the community.

Given there is a federal election due in 2013, the option of local, state and federal governments dominated by Liberals may not be that attractive, but the alternative is frightening. We desperately need a third option.

Greg Smith  
Engadine



■ New zones under consideration

# LEADER 4/12/12 Planning powers overhaul

By Jim Gainsford

AN AREA stretching from Miranda to Caringbah may be nominated by Sutherland Shire Council to be handed over to the state government for all planning approval.

An urban activation precinct planning zone could stretch from Sylvania Road in the west to Port Hacking Road in the east and the five ways intersection in the north to Karimbla Road in the south.

Another zone is being considered for Sutherland Town Centre.

The aim of the zones is to streamline planning approval to increase housing choice in areas close to public transport hubs.

The council is investigating the suitability of areas to become zones but any submission to the state government would go back to the council for final approval.

If the government accepts the council's nominated areas, the Department of Planning and Infrastructure becomes the planning authority instead of the council.

Guidelines for building envelopes, including height and density for the precincts will be predetermined.

If developments meet these guidelines, approval is issued through a complying development certificate.

Neighbourhood consultation will not occur, with residents notified of the development shortly before it starts.

Sutherland Shire mayor Kent Johns said the zones would benefit the com-

## COUNCIL TO GIVE UP POWERS

If the state government accepts the two zones at Miranda-Caringbah and Sutherland Town Centre as council's nominated areas, the Department of Planning and Infrastructure becomes the planning authority for those areas, replacing the council.

Guidelines for building for the precincts, including height and density, will be predetermined. No neighbourhood consultation will occur.

munity by giving access to additional major infrastructure grants from the state government.

"This will provide for any new housing to have the best infrastructure possible and greater amenity for the community today and into the future," he said.

"Having been advised that 70 per cent of under-35s cannot afford a first home, real initiatives need to be investigated to allow our children to remain in the shire and enter the housing market.

"This is why Sutherland was chosen as an area to provide greater housing stock but only with improved infrastructure.

"We can't provide additional housing without providing additional infrastructure and this is one of the best ways we can."

CONTINUED PAGE 4

why??





7/12/12



**Density fears:** Sutherland Shire Council's housing strategy has resulted in mixed response.

## Help or hindrance?

Re "High density fears" (*Leader*, November 29). People are attracted to the shire because it has minimal high-density housing. It is one of the few areas within commute of the city with room to move that is still affordable. This is the attraction for everyone who lives here — it is not a concrete jungle like a lot of other Sydney suburbs. Within the very near future the shire will be on the bandwagon to high-density housing and an infrastructure that cannot support it.

Lisa  
online comment

29/11/12

## High-rise plan danger

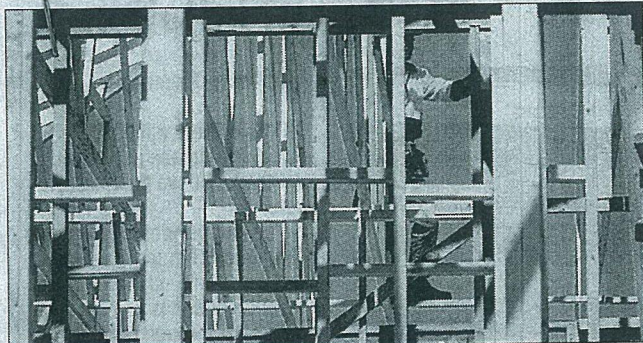
Prince Street, Cronulla, is a ribbon of bitumen along the edge of what could best be described as a fortified sand embankment that is subject to sea surge. Now our Sutherland Shire mayor wants to dig down behind that ribbon, sneaking in the back from Mitchell Road, to provide underground parking and then put nine storeys on top. (*Leader*, November 27).

Mr Johns, have you forgotten about the red house on the other side of Prince Street that fell into the sea in the 1960s? (ref. Pictorial History of Cronulla, Kingsclear Books, p.62).

To make it clear, at that time there was an eastern side to Prince Street.

Kevin Curby  
Cronulla

# Residents fear high density push



**No consultation:** Sutherland Shire Council's draft housing strategy has been met with shock and outrage by resident groups.

## WHAT YOU SAID

"I fail to understand why we are unable to resist the govt bully tactics like Kuring-gai successfully did. Why oh why do we continue to allow ourselves to be the easy prey of the Liberal party? When you have a 20% margin in the polls, they owe you nothing."

**Posted: Large Nick**

"Ten thousand new homes equals at least 20,000 more cars. Traffic in the shire is at gridlock now. Journeys that used to take ten minutes can now take half an hour. We need some councillors with a grip on reality. No doubt that's too much to hope for."

**Posted: Bella**

"We don't want the whole of the shire to become a mass of 6-storey units crammed into groups that create traffic congestion. There are already plans for the Sharks development, brick pit in Kirrawee to have high density unit development. There are too many over-developed areas in the shire. We need to spread out the population not cram in as many as you can into areas that are already overcrowded and the rezoning of existing residential property for 4 to 6 storey units. It is about time the residents stood up these bully tactics."

**Posted: Alainant**

## FROM PAGE 1

"There will be a lot of disturbed residents when they realise the extent of the changes."

North Cronulla Precinct Committee secretary Marilyn Urch criticised the lack of consultation.

She said rates could go up with zoning changes to townhouses and flats and property values would diminish.

"If you have a house that is surrounded by high-rise it will be hard to sell," she said.

"People have no idea what is about to hit them."

Cr Phil Blight said the shire was going to become like Hurstville.

"Along with increases to building densities and less space for landscaping over all of the shire, we now have massive increases in height and bulk of buildings in the centres."

"Sutherland, Carlingbah and

Cronulla with up to 14 storeys, Engadine with eight storeys, and smaller centres like Gymea and Jannali with six storeys, is a complete change to the nature of the Shire as we know it."

Shire Watch councillor Peter Towell asked the council to hold consideration of the Housing Strategy back and ask the Department of Infrastructure and Planning to hold an inquiry into the adequacy of infrastructure to meet the housing changes.

But only Crs Blight and Peter Scaysbrook supported him.

"This is not about mums and dads wanting to put an extension on their home," Cr Towell said.

"It's about getting units and multi-storey development into the shire."

"I think people are over this cram-them-in mentality."

"You have got to have some vision"

Congress lost



## Residents oppose new council rezoning plan

ALMOST 70 people attended a meeting of North Cronulla Precinct Committee at Cronulla High School last week to express their concerns over zoning changes and housing targets.

Committee secretary Marilyn Urch said the roll-up showed the rising level of concerns at the planning changes under Sutherland Shire Council's housing strategy and Local Environmental Plan.

"We get a good roll-up normally but we got three times more than usual," she said. "People are concerned about this housing strategy."

"The maps and targets are changing from day to day."

"Prince Street, Cronulla, was initially slated for nine storeys or 30 metres and floor space ratio of 3:1, which was ridiculous. Then they dropped that down to six storeys or 20 metres."

She said an area that included Bate Bay, Hume, Elouera and Kirkwood roads was originally six storeys (20 metres). "It is now scaled down to medium density town-houses of up to nine metres or three storeys," she said.

"In the whole of North Cronulla there won't be any single residences left, so people won't have a choice."

"There is no other area in the shire that is totally rezoned like this."

"This council seems to be

going way over what is required by the state government in the metropolitan planning strategy, which says the shire needs an additional 10,100 homes by 2031.

"The previous council identified sufficient capacity for 7400 new homes, meaning an extra 2700 extra dwellings to make the target."

"But these new zoning changes identify an extra 3681 dwellings, with areas in Cronulla and North Cronulla have yet to have confirmed numbers."

"People should check the maps on the council website and see what is proposed."

Committee chairman Ian Sinclair said many residents at the meeting did not support the proposed changes as shown in the draft plan as they would significantly change the character of the area.

The residents and the committee will be making submissions once the final plans are available.

Shire Watch Independents councillor Peter Towell, who addressed the meeting, said housing strategies were normally about housing choice.

"But around the beach suburbs under this plan there is less choice in the form of the traditional residential allotment," he said.

"It seems to be all about high-rise."

— Jim Gainsford

wall concrete, look like monumental masons' mistakes. They are graveyard architecture in direct contrast to sand, sea and surf.

The sea is a living, moving, pulsating, natural kaleidoscope. Nature sculpted the delightful rock platforms and headland.

The rock platforms have been straight-line gouged with jackhammers and filled with ugly concrete walls and steps extending out to sea.

Short length steep steps can invite unknowing visitors to access rock platforms where rogue waves can wash them into the ocean.

J. Brett  
Miranda

## Chasing dollars

I was surprised to witness recently a landslide majority of Sutherland Shire councillors voting to join the State Government Urban Activation Precinct program.

This requires them to surrender their power to represent their constituents on matters of development to the state government.

They were not coerced: they did so voluntarily without worthwhile debate or public consultation.

The area chosen for the program covers large parts of Miranda and Caringbah on both sides of the railway and will affect a huge number of single homes. The carrot seems to be that the more high-rise units planned in the precinct the greater will be the funding promised by the state.

In the many years of following council activities I have not seen so many councillors so eager to quickly change the unique environment of the shire.

To get a sense of what could be awaiting the precinct, the development around Wolli Creek station is an example. To an already congested shire the latest decision is just inviting more overcrowding.

G. Baluk  
Miranda

The mayor needs to get out of his office. Caringbah has been neglected for a long time, the layout of the precinct needs improvement, parking is insufficient, and the traffic flow during peak periods is dreadful. In relation to Kogarah, he should speak to the business people, hospital staff and visitors and ask them if the commercial district of Kogarah is a success. **Posted: ross p**

## Don't build us in

Re: "Planning control under review" (Leader, October 25).

As a returned resident of the shire I cannot tell you how good it was to move back into the area after a few years on the other side of the Bridge.

I was born and bred in the shire and am now in my retirement years. The shire has a wonderful reputation for its green leafy open development.

Changes to the planning codes are indeed giving developers of all kinds a free rein with the size of building blocks and size of buildings.

There will be little regard for privacy, overshadowing and green space around homes which makes the shire what it is today.

The long-time residents of the area will lose any say in how their area is developed and changed.

Who wants the shire to end up like so many other Sydney suburbs, overdeveloped, crowded cement jungles.

Marilyn Meredith  
Sylvania



10

# Shire seeks urban renewal

DISASTER

Council

By Murray Trembath

AN AREA centred on the Sutherland CBD and covering up to 800 metres around it has strong grounds to be chosen as one of the state government's new urban activation precincts.

Mayor Kent Johns said Sutherland had recently been restored to the Planning Department's urban centres list after being removed from it about three years ago.

This put it in the same category as centres such as Hurstville and Chatswood, and made it a more appealing option for the program than the council's other nomination, Miranda-Caringbah.

The second option, an oval-shaped area following the ridge line east from Miranda, includes the Caringbah High School surplus land site which was sold last year.

Sutherland Shire Council voted in December to nominate both areas for the urban activation precinct program which is designed to boost housing and employment near public transport hubs.

The government has promised to provide a team of planners and infrastructure funding for selected precincts but in return will take full control over what is built.



**Future awaits:** The Caringbah High School site is in one of the areas nominated for the urban renewal program.

Picture: Chris Lane

## 10/1/13 LEADER State would get full control

Cr Johns said although the Caringbah-Miranda option had a lot going for it, he believed the investment in a new bus interchange and commuter car park at Sutherland "shows the government's mindset".

"We would end up with a mix of commercial and residential development and improved infrastructure, including community areas," he said.

Cr Johns said development of the Sutherland CBD had not been viable under the existing local environment plan which imposed a height

limit of eight storeys. The height limit had been raised to 12 storeys in the new draft local environmental plan, but could be higher if it became an urban activation precinct.

"That's the risk you take," he said.

"The upside is that they will bring in a team of planners, and also provide generous funding for infrastructure."

### What do you think of the council's nominations?

Have your say  
theleader.com.au

### URBANGROWTH NSW

A NEW body will help drive the urban activation precinct program. Former state Opposition leader John Brogden heads UrbanGrowth NSW, which replaced Landcom, on January 1. Its major task is speeding up the building of new homes on Sydney's fringes. It will plan and fast-track urban-renewal projects to be undertaken by the private sector. Sites can be nominated by councils, private interests or the planning department. Councils will be invited to a working group but the government will have the final say.

### Council control loss

The council has zoned more land for flats than the state planning department asked for. They also offered two large areas of land, Sutherland and Miranda-Caringbah, to the same department to be included in the new urban activation zone. No resident consultation. They just did it last December. If these areas are accepted by

Planning concerns: Members of the North Cronulla-Woolloomare Precinct committee.



are looked at in total, that is high-rise flats in centres from Engadine to Cronulla, the urban activation zones, the reduction in landscape areas from 50 per cent to 30 per cent in all zones, the increase in floor-space ratios, a decrease in open-space zones, the Sharks development, the brick pit site and more, but no mention from council about providing more open space and wider roads and more parking to cope with all this increase — you can say goodbye to the shire as we now know it.

Nello, online comment

WHY??

LEADER 26/2/13



# New faces to advise the council

By Jim Gainsford

THERE have been a number of changes to the line-up of experts who will guide and advise Sutherland Shire Council on new development applications during the next four years.

The changes announced by mayor Kent Johns are to the Independent Hearing and Assessment Panel (IHAP) and the Architectural Review Advisory Panel (ARAP).

The IHAP is an independent forum for objectors and applicants on certain development applications.

The 2013 IHAP panel includes seven specialists with expertise in law, urban design, architecture and town planning and three community representatives.

The panel of five meets about every three weeks and includes a permanent chairman or chairwoman (law), permanent ARAP representative (registered architect), two other experts and one community representative.

One member from the 2012 panel was reappointed. The other members did not seek reappointment.

Peter Wells, who chaired the IHAP since it was formed in 2003, did not seek reappointment and was replaced by Justin Doyle.

Councillor Johns thanked Mr Wells for his contribution.

"The high regard that many people have for Sutherland Shire IHAP is due to the manner in which Peter Wells has conducted meetings and respected the positions of all participants," he said.

The 2013 IHAP members are: Alan Bright (planning), Chris Hill (planning), Helen Lochhead (urban design), Erica Marshall-McClelland (traffic and disability access) and Timothy Moore (planning).

The three community representatives are former Sutherland Shire councillor Craig McCallum, Russell Smith and Christine Theodore.

The ARAP provides guidance to designers on how to improve projects.

The 2013 ARAP consists of nine specialists who meet every three weeks and includes a permanent chairman or chairwoman who is a registered architect, two registered architects and one landscape architect on a rotational basis.

Council employees no longer sit on the panel.

Three members from the 2012 panel were reappointed.

Architect Frank Stanisic has been appointed chairman and fellow architect Tony Caro has been appointed deputy chairman.

Other members are architects Linda Gosling, John Dimopoulos, Peter McGregor, Harry Levine and Brendan Randles, along with landscape architects John Easthope and Professor Helen Armstrong.

**What do you think of the changes to the council's committees?**

Have your say  
theleader.com.au



By Jim Gainsford

# Panel members deny wanting out

AT LEAST 17 former members of Sutherland Shire Council's Independent Hearing and Assessment Panel (IHAP) were concerned they were not reappointed to their positions.

The council has a pool of 19 experts on call to sit on a rotating basis on the four-member panel, which supplies independent advice to councillors on development applications.

Of the 17 former panel members who reapplied, only one previous member was reappointed.

Ten previous members of the council's Architectural Review Advisory Panel (ARAP) reapplied but only three were reappointed. They include

experts in architecture, town planning and environmental matters, many of whom served on IHAP since its inception in 2003.

They said a report in the *Leader* that only one member sought reappointment was wrong.

Mayor Kent Johns announced a number of changes to IHAP and ARAP late last year.

Former panel member Jan Prior, who had served on IHAP since 2003, said she was given no explanation as to why she was not reappointed.

"I reapplied and I got a letter that said I hadn't been reappointed and thanked me for my efforts," she said. "I was happy to serve for another four-year term. I feel that people

should have been given an explanation as to why they were not being reappointed.

"I am aware of at least 10 other panel members who reapplied.

"These experts were totally independent. None had any affiliation with the council.

"Sutherland Shire Council's IHAP was one of the first in NSW and every one agrees it was the most successful because of the people they chose.

"It served the people of the shire well. It gave applicants and proponents an opportunity to be heard.

"There were very few people who ended up being dissatisfied with the system and the process, even if a decision had not been the one they

had hoped for. This was because everyone felt they had a fair hearing."

Another former panel member, environmental scientist Sue Hobley, also said she reapplied but was told her services were no longer needed.

Ms Hobley also serves on panels at Mosman, Warringah and Wollongong councils.

"The intent of the panel is that council has independent advice. This is great for councillors as they are protected from political lobbying," she said.

"It was all a public and independent process."

Several other former panel members who did not want to be named confirmed they also reapplied.

LEADER 12/2/13

lie



## LEADER Valuable views erased

I would like to thank the Sutherland Shire councillors who stole our view (that we paid a premium for) and handed it to a developer who can in turn sell it to some suckers for top dollar in the not-too-distant future.

Those buyers will be in the same boat as we are when councillors decide to yet again change development codes.

It's unfortunate that people have no idea what really goes on in their council chambers until it directly affects them, which is exactly what happened to the residents of the Belgrave apartments in Gerrale Street last year.

Every expert told the council that the proposal was far too large for the block and too close to existing buildings and fell far short of many existing codes.

So instead of forcing the developer to abide by current codes (as they would if you or I had a DA up for consideration), the councillors simply changed every code that the developer could not meet so he could maximise his floor space, height and, in turn, his profit.

Let our experience be a warning to anyone in the shire who is thinking of buying a property with a view of any sort, it will not last, so don't pay any extra for it no matter what guarantee is given.

Anthony  
Cronulla

7/2/13 8/2/13

agree

Council is trashing the Liberal Party with its actions

## WEBCHAT

**Stories on a pensioner robbed on her way to bingo and a further boost to new building densities in Sutherland Shire drew comments.**

"Brighton-Le-Sands use to be a wonderful suburb when I was growing up in the 1950s, 1960s and



1970s. A great place to go to on a weekend. Not now. Hoonsville personified. Last time I was there was October 2012 and I was horrified at the goings on of young people. It will never be as it used to be. No respect, overpopulated and over-built."

**Posted: Lee Patterson**

"The Liberals fast tracking of high rise development and radical planning changes will just lead to more traffic congestion, more pollution, lower property prices in the shire, less parking and more overcrowding. Ordinary residents need a voice or we will end up living in an area resembling Hong Kong rather than the shire we love. Multi-storey unit developments do not belong in low-density residential areas. They should be confined to commercial areas. The previous Independent Hearing and Assessment Panel is gone because it was too independent". **Posted: Carmel**

"I live in the area proposed for renewal. This is a great idea as it will rejuvenate the older buildings that only with time are becoming unsound structurally. Being close to the beach does not help the structure either. So giving incentive to developers to look into rebuilding or recreating the area is a great initiative that will only improve things. No planning rules will satisfy all people, but the council has to start somewhere."

**Posted: Shane**

## High-rise no surprise

Last Thursday's *Leader* (November 29) has as its front page article "High density fears" and in the Your View section letters titled "Cement plea" and "Walls of concrete". What did we expect? In September the shire's voters apparently applied to Sutherland Shire Council candidates the negativity developed against the NSW and Commonwealth parliamentary Labor politicians. We turned away from Labor, Shire Watch and other progressive independents and gave a thumping majority to the Liberal Party. Of course we're going to get inappropriate development!

Bruce Hanna  
Heathcote

## Rezoning's 'outrageous'

Many aspects of Sutherland Shire Council's rezoning plan are outrageous and propose dramatic

changes to zoning from that which currently only permits single dwellings to that which would allow up to six-storey buildings in low density areas far removed from public transport and commercial services infrastructure.

Council's idea to do this two blocks opposite Cronulla Golf Course is misplaced and would create an ugly, unwanted divide through the area, remove the integration with the golf course, and endanger the very fabric of our neighbourhood.

They have just got it plain wrong, rushing a scatter-gun approach to planning merely to meet state government targets rather than consult properly with the community.

North Cronulla and Wanda residents have had it up to their necks with the fallout of increased transport congestion from Australand, Breen and Sharks developments, and sorry... enough is enough!

Anthony  
Cronulla

6/12/12

## Short memories

Re "High density fears" (*Leader*, November 29).

Why all the surprise and outrage with the newly elected Liberal Council supporting excessive high density development in the shire?

The last Liberal-controlled council was responsible for a spate of town planning disasters, e.g. the Meriton building at the northern end of the Caringbah shopping centre and the overdevelopment in Willock Avenue, Miranda.

At the following Sutherland Shire Council election the Liberals were so much "on the nose" they all ran as independents!

What short memories we have.

The adage by Churchill (and others) comes to mind: "Those who fail to learn from history are doomed to repeat it."

Peter Simpson  
Caringbah



# Alarm at high-rise

LEADER

19/2/13

## Alarm at high-rise

FROM PAGE 1

Mr Capsis said the committee's main concerns were moves by the council to hand over planning controls to the state government for Miranda-Caringbah to create an "urban activation precinct", and increasing floor space ratios in south Cronulla to 1.5:1 to encourage the redevelopment of older residential blocks of flats.

South Cronulla resident Neil Aiton has joined the committee to give a voice to the south Cronulla residents at the proposed rezoning.

"Most of the people in south Cronulla would not have a clue what is being proposed for the area," he said.

"We want to bring an awareness of what is happening so that they can express their views.

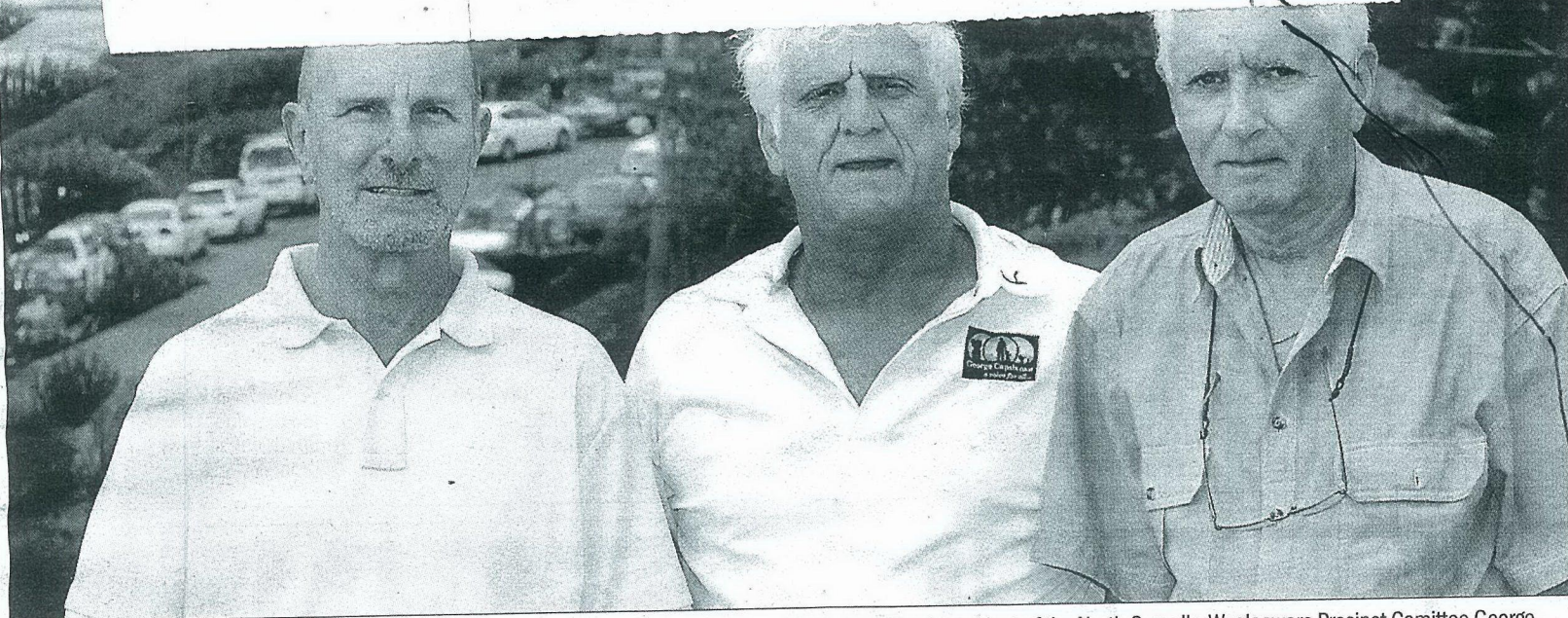
"These changes affect us all; there is no barrier between north and south Cronulla. We both have a strong interest in central Cronulla as well as the residential areas themselves."

The precinct committee meets on the second Tuesday of the month at Cronulla High School.

■ Are you worried about the planning changes and the scope of development in the shire?

Have your say

theleader.com.au



**No divide:** North and south Cronulla are joining forces to speak out against overdevelopment. Newly-elected president of the North Cronulla-Woollooware Precinct Committee George Capsis (centre) with fellow committee member Neil Aiton of south Cronulla (left) and Tony Lindsell. **Picture: John Veage**

By Jim Gainsford

CRONULLA residents have been urged to unite against the threat of overdevelopment of their suburbs.

The North Cronulla-Woollooware Precinct Committee last week invited residents of central and south Cronulla to join its newly elected committee

## Committee urges action over planning

density for two- to three-storey townhouses to

which the previous council had worked years to formulate," Mr Capsis said.

"They have these proposed high-rise dwellings all over the place which will strain the already strained infrastructure.

"You have to wonder what our grandchildren will think of what we have done to the shire.

"The people of the shire voted in this council in

## UMBRELLA GROUP

Residents' groups in St George and Sutherland Shire are flocking to join a newly-formed residents umbrella group to oppose the state government's sweeping planning changes.

More than 255 community action groups across NSW have affiliated with the Better Planning Network, including Bundeena Progress Association, West Menai Action Group, Grays Point Progress Association, Friends of Oatley, Kogarah Residents Association, Rockdale District Heritage Association and Wollie Creek Preservation Society.

And in one of its first actions, the newly-elected North Cronulla-Woollooware Precinct Committee has voted unanimously to affiliate with the Better Planning Network.

The Better Planning Network was started by Lane Cove Bushcare and Conservation Society member Corrine Fisher in response to community concerns about some of the proposals in the state government's planning white paper, due to be released this month. The message of the network is that residents have as many rights as developers.

"We are specifically concerned about the proposed expansion of code-complying developments, which would mean that buildings such as new industrial buildings and new housing would go ahead in the space of 10 days without community comment," Ms Fisher said.

"The Better Planning Network is not anti-development, but we are pro-responsible devel-

LEADER 19/2/13

13



happened, even had the gall to walk into the salon where she works and ask for a haircut. No, it isn't fair!

name supplied, Sylvania Waters

## Units get a blast

Re "Alarm at high-rise" (*Leader*, February 19).

I know several elderly people who have lived in the shire for almost 50 years. Only one wants to downsize to a unit block, and she is looking for one of the older style ones, as she finds the newer architectural styles and fitouts totally impractical. All the others want villas because they are manageable and they can stay in their own home longer; and, most importantly, they want to keep most of the sense of community

they've worked hard to be part of for many years and [which] is part of what makes so many of us want to live here.

Some people (of any age) love unit living, but lots (again, any age) absolutely hate the idea. They find them socially isolating, financially draining — often having very little real say over strata levies, especially in bigger blocks with corporate or absentee owners, plus excessive fees for lifts and features like pools/gyms they don't want — and many hate underground car parking, finding it unsafe and badly lit.

Many new apartments are designed for younger couples, not older people. No windows in bathrooms, spa baths that are dangerous to get in to and out of if you're getting arthritis, very little natural light, noisy, no natural air flow so

they need to pay for airconditioning.

We need to show some respect for people who worked hard to be part of — and have created so much of — the shire community they love, and now feel is being taken away from them by proposals like this.

Not old yet, online comment

## Box Road blues

The Box Road intersection should be closed. I live on the big hill in Box Road, Sylvania. During peak hour, [it] is like a freeway. There must be thousands of cars travelling this route every day. I can hardly get out of my driveway during these times (the speed limit is 50km/h — more like a speedway).

K.T.C., Sylvania

## Six storeys wrong

To build six-storey developments opposite low-rise two-storey housing, such as Richmond Street, Cronulla, is aesthetically wrong. There has to be a more gradual increase in height in any new plans. The other issue is homeowners' warranty insurance, which I believe is not required for any development over four levels — so the owners will have to cover any defects if the builder disappears.

K. Adams, Cronulla

## Way of life threatened

Re "Alarm at high-rise" (*Leader*, February 19).

I hope this is a wake up call to all shire residents. You all will be affected in some way, whether it be having high-rise built around or next to you, overshadowing or more and more traffic congestion.

It's good to see residents have somewhere to go to discuss issues in the Cronulla-Woolooware area that affect them.

Why do people want to remain in the shire? Because it is not crammed full of high-rise like Wolli Creek, Bondi or Hurstville and it has a relaxed, unique holiday-like atmosphere.

This will all be lost. People are destroying the reason they want to stay living in the shire.

If it wasn't for concerned residents there would be no heritage sand dune — there would be no sand dunes at all. Greenhills would be 1000 dwellings with no playing fields or lagoon areas.

There would be a 14-storey square concrete block built across the plaza next to Dunningham Park. The areas facing the beach would all be 15 storeys if the Liberal council had its way in the 1990s. Cronulla would already be the Gold Coast.

There really isn't enough room to list achievements of numerous groups over the years.

I am not against development, I am

not old, rich or semi-retired. The people who attend these committees spend much of their own time working for nothing while working full-time and raising families. A huge thank-you to these people for trying to keep the shire the beautiful place that it is so our children and future generations can experience its lifestyle.

Fussos, online comment

## WEBCHAT

Development across southern Sydney, especially of the high-rise kind, drew many online comments this week.

"My question to the 3 wise men in the photo, Where will you live when you are unable to walk up and



down stairs, care for your lawns and you get to a stage where your house is just too big and you still want your independence! Simple answer is UNIT LIVING and, hey, there ain't enough around for all you baby boomers to fit into." Posted: spongebrit

"We should look at the bright side, to build a residential building, you would need a certain minimum land size. In Cronulla, to achieve this, you would need 5 or more properties. So I cannot see how you see these changes to be taking place quick. Relax, all, the shire will always remain the way we know it. Don't hit the panic button."

Posted: Carmel

"Wolli Creek is a joke, it is Leggo city, no parking at the railway station, narrow streets are a joke especially since Woolworths was put there ... and units are almost the same price has a house in the area. How could Rockdale Council allow Woolworths to be built there where the streets in the area are lucky to be one-car wide?" Posted: Fay

"The housing strategy was developed by the previous council and did nothing to implement it, knowing it will not be re-elected. The second thing, what's wrong with Wolli Creek? It houses the highest percentage of professionals in the state, went from a wasteland to one of the suburbs, some amazing architecture and use of new materials."

Posted: Shazza



28/2/13

(15)

# Brick pit site on the market

## Owner keen to 'capitalise' on investment

By Murray Trembath

THE Kirrawee brick pit site, which has been approved for a major residential and retail development, is up for sale.

Owner Henroth Investments is seeking a company with experience in similar large-scale projects to either buy the property or enter into a joint venture.



Appeal to the council: Robyn and John Galvin.

Picture: Chris L

Should the sale be a cause for concern?

Have your say  
theleader.com.au



### PRICE 'TOO HIGH'

Sutherland Shire mayor Kent Johns said the council couldn't afford to buy the site.

He was responding to a letter to the Leader from Kirrawee resident Robyn Galvin, who saw the site advertised in The Sydney Morning Herald.

Mrs Galvin and her husband John said it was a great opportunity for the council to purchase the property and develop it for shire residents.

She said a new entertainment centre could be provided and the existing centre sold for home unit development to help fund the project.

Mrs Galvin said the site could include housing and a smaller shopping centre while a slip-road entrance and exit from Princes Highway could be provided instead of taking parking from businesses in Flora Street.

Cr Johns said the previous council zoned the site and the state government approved a major development. He said the asking price "would be well out of the range that council could afford".



Sales pitch: An artist impression, released by the selling agent, of how the development could look.

The Planning Assessment Commission approved the company's concept plan for 432 apartments in nine buildings above a shopping centre last August.

Simon Muirhead, divisional director for selling agent, Savills Australia, said there had been "a very good response" to pre-marketing and advertisements in major newspapers on the weekend.

"A lot of major players in the property industry are looking at

it," he said. "[Henroth Investments] are not specialist residential developers and they are looking to either sell or partner someone with expertise in large-scale developments.

"Like everything, it's an asset.

"They acquired it six or seven years ago and it went through a very difficult DA (development application) process and they are looking to capitalise on their investment."

Expressions of interest close March 27.

Savills's advertisement said there was likely to be strong demand from tenants for the shopping centre, which had approval for two supermarkets, specialty shops and parking for 1150 vehicles.

A news release said "public access will be provided to a 9000-square metre park with a lake, as well as pedestrian and cycle pathways".

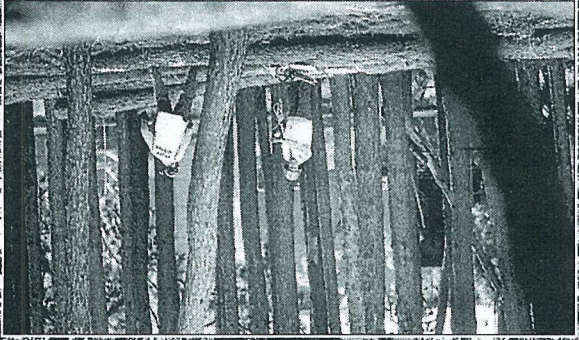
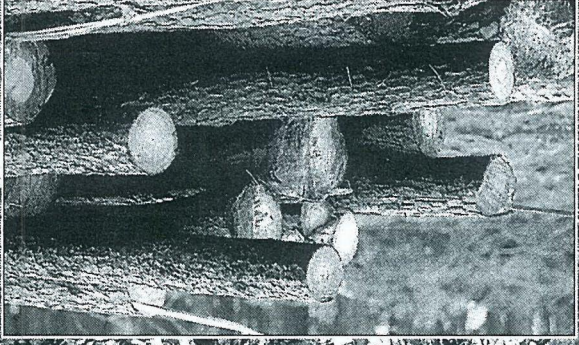
"The planned retail component of the site will provide an attractive shopping destination for the local community, with a focus on everyday convenience-based retailing and will include an open-air dining and cafe precinct with adjacent piazza," it said.

"The piazza will provide a unique alfresco ambience."

NO  
IMAGINATION



# Urban forest is lost!



Pictures: John

## ■ 500 trees cut down in industrial site

By Murray Trembath

MORE than 500 pine trees, which formed an unusual urban forest in the corner of a Carlingbah industrial site, were cut down this week.

The Cawarra Road property, which was originally occupied by pharmaceutical company Parke Davis (later Pfizer), is being converted into a 40-lot industrial subdivision.

Sutherland Shire Council, which approved the removal of the radiata pines, said they were an imported species, with low ecological value. They would be replaced with

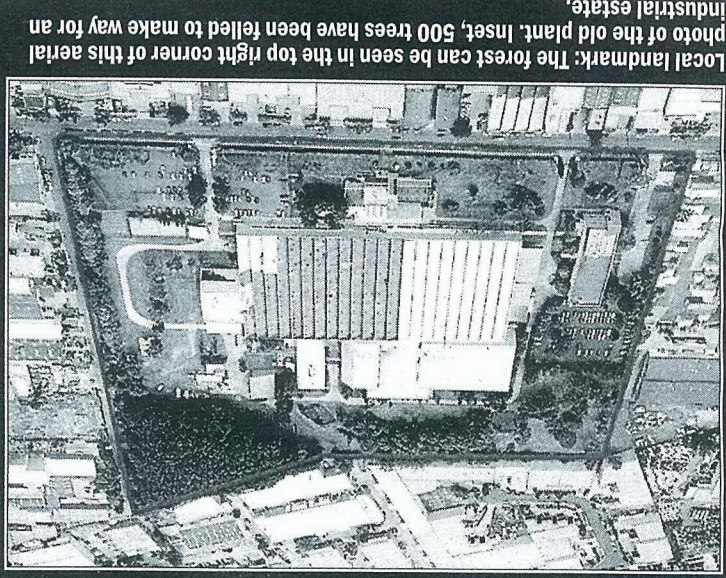
600 native trees and the developer would pay for a further 600 trees to be planted in surrounding streets and along the Kingsway.

Peter Thorburn, who operates a customs and forwarding business from an elevated factory unit in adjoining Meta Street, said the trees were more than 30 metres tall.

"We looked right into them with all the birds coming and going," he said. "Ducks would forage around the bottom, there were black cockatoos and lots of others, depending on the time of year."

Mr Thorburn, whose father Ray was a former Sutherland Shire Council president and federal MP, said past councils would have done everything possible to preserve the green space.

"It is just another landmark that has been destroyed," he said. Mr Thorburn said the council's environmental report was inconclusive about the reason the pines were planted when Parke Davis, an American firm, moved to the site in 1954.



Local landmark: The forest can be seen in the top right corner of this aerial photo of the old plant. Inset, 500 trees have been felled to make way for an industrial estate.

5/3/13

What a hypocrite Council is!!



## SHARE YOUR VIEW

The *Leader* welcomes letters to the editor. Please keep your letters to about 200 words and include a daytime phone number for clarification. Letters may be cut for space, clarity or legal reasons. Anonymous letters will not be published. Preference will be given to letters which allow publication of author's name and suburb.

### Loss of identity

Re "Alarm at high-rise" (*Leader*, February 19). I commend the setting up of a precinct committee to monitor high-rise development in the shire, particularly Cronulla. So called "blanket rezoning" and the lack of hands-on involvement by Sutherland Shire Council in vetting individual developments will see the shire lose its identity. Looking at historical photos one can see how we've already lost the open spaces and that special seaside village feel within the space of less than 50 years. If the community doesn't take some responsibility and act then we'll deserve what we get: another concrete jungle, like Surfer's Paradise.

Jan La Riviere, Illawong

## your view

### WEBCHAT

Stories on trees cut down at Caringbah and fears about patient care at St George Hospital drew comment.

"I am totally disgusted that those beautiful trees have been cut down. Nothing can replace them.



They were a sight for the spirit. I would look at them and marvel, even as I drove along Captain Cook Drive. To visit them and experience the profound sense of peace and presence they held was a wonder in this dense urban and commercial environment. Shame on the people who decided the trees should go. We have lost more than you will ever know." **Posted: AMD**

### Pines for the chop

Re your story and the pine trees on the old Park Davis site ("Urban forest is lost", *Leader*, February 28). The trees were planted in the late 1950s by the then general manager Theo White to provide timber to make the timber cases for packaging of the manufactured goods. There was a shortage of suitable materials at the time. How do I know? My uncle Bill Gribble was the maintenance man for many years. They were destined to be removed.

Peter Lewis, former shire president

### Trees a refuge

Re "Urban forest is lost" (*Leader*, February 28). I felt both saddened and

angered over the felling of the Park Davis forest. While I realise the trees were not natives, their long standing was an urban refuge for many bird species, in particular the black cockatoo that has a penchant for this tree species. There isn't much more to add — they're gone. If nature could communicate with man what would it say? I think I know.

Glenn Hawkins, Woollooware

### Pool out in the cold

In the *Leader* (February 26) Sutherland Shire Council advertised tenders for amenities renovations at Sutherland and Engadine leisure centres.

As a regular swimmer at Caringbah Pool, I would like to remind council that there are actually three leisure centres in

### WEBCHAT

Hot topics were volunteer vets treating pets of owners who cannot afford the service, shire development planning controls and advice for the Dragons.

"I am simply heartened and warmed to see there is considerable support for these volunteer



vets and others who have given their time and money to help in this under-valued area of community support." **Posted: Michael**

"Miranda and Caringbah are better sites because they are closer to Sutherland Hospital. Would suit medical facilities and aged care." **Posted: Shane**

"Loftus has many streets with no footpaths. With one road in and one road out, when there is a delay on the Princes Highway, Loftus, traffic is gridlocked. Why doesn't the council get real and negotiate 'car free' areas and improve human-powered transport opportunities such as walking, cycling, and wheelchair or stroller tracks?"

**Posted: Old Salt**

"As with ALL other developments, the residents [West Menai] are played conveniently for fools if there is a buck to be made by developers. The bushfire hazard is real and present, WHO will take responsibility when deaths occur in the bushfires which will certainly occur in the future? This approval looks like a copy of the previous Labor government's spiel where a minister overrules his department head or just ignores them." **Posted: Ray Van**

"Steve Price needs to sit down and have a drink. Drink some water... DRINK WATER." **Posted: mike on his bike**



# Council loosens planning grip

By Murray Trembath

SUTHERLAND Shire Council has added Loftus and Kirrawee to a proposed redevelopment zone over which it is prepared to hand over planning control to the state government.

The council decided this week to extend the area, centred on Sutherland business district, which it nominated late last year as an urban activation precinct.

If the council's submission is accepted by the government, it will appoint a planning team and tip in millions of dollars for new infrastructure.

In return, the council will be represented on a planning committee, but the government will be the consent authority.

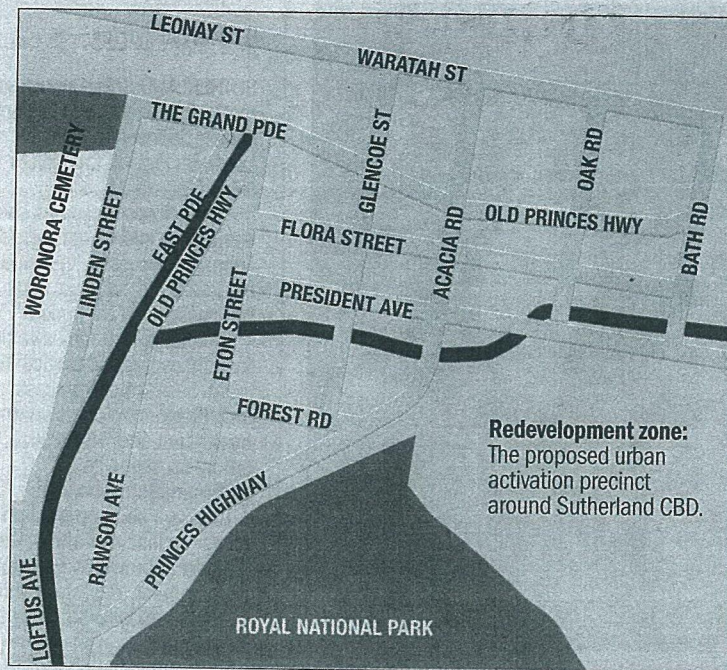
This could lead to more concentrated development and higher apartment blocks and other buildings than the council might normally allow.

The decision was made under delegated authority by the development assessment and planning committee.

Labor councillor Phil Blight lodged a rescission motion that will be dealt with at a special meeting next Monday.

Councillor Blight said the council, "led by a past Rockdale councillor", was "changing the whole nature of the shire without a mandate".

With the council also nominating Miranda-Caringbah as an urban activation precinct, most of the central areas of the shire would feature tall unit blocks that would



threaten homes in the area.

Councillor Blight said traffic, particularly at railway line crossings at Loftus and Sutherland, would become worse.

"Urban activation means crowding more and more people in and not the amenity and lifestyle shire residents love. There is no guarantee of any additional infrastructure," he said.

Mayor Kent Johns said incorporating the TAFE and university buildings at Loftus, Kirrawee brick pit and the railway stations in those suburbs "makes sense".

Education providers would be encouraged to expand at Loftus

and this would help attract improved public transport infrastructure.

Councillor Johns said it was also sensible to integrate the Kirrawee brick pit site and the surrounding area given the development was already approved by the NSW Planning Assessment Commission. He denied the Liberals had no mandate for the planning changes and accused Labor of "hypocrisy".

## What do you think of the council's decision?

Have your say  
theleader.com.au



## MORE POTENTIAL

Opportunities that could flow from the plan could include a new pedestrian bridge over Sutherland station and a new road bridge over the railway line at Loftus, said a report by council staff.

There could also be improved public transport to the Royal National Park by extending the tram museum's light rail track or a weekend shuttle bus from Sutherland station.

The report said expanding the zone gave the Sutherland plan "greater strategic potential" and would enable it to become a major centre.

Sutherland, Kirrawee and Loftus provided a wide range of services and employment opportunities that could be built upon.

The area was close to a range of recreational facilities and public open space that could serve an increased population.

The report said Sutherland was highly accessible and a sensible place to concentrate high-density housing. There were also some areas of low-density residential development between Sutherland and Kirrawee and between Sutherland and Loftus, which could be considered for a higher-density development.

"The aim would be to deliver both jobs and housing to this well serviced and accessible location," it said.



## West Menai facts 'ignored'

The National Parks Association of NSW (NPA) is seriously concerned about the process followed by the Planning Department in its assessment of the West Menai land development proposal put forward by the Gandangarra Aboriginal Land Council ("Not suited for homes", *Leader*, March 19).

The NPA is concerned that the corporate governance of the council has not been investigated in an open and transparent manner; that the full costs of the GALC proposal, including additional costs of infrastructure, have not been included; and that many of the impacts of the development on the biodiversity of the site have not been considered.

NPA wishes to make it clear that we do not favour any development of this area.

NPA's written concerns about loss of threatened plants have been dismissed. The senior consultant [has] said that "at least some" of all endangered plants would be in the proposed conservation zone. This is not acceptable.

These are rare and endangered species and their habitats are threatened. This government has stated that it is interested in preserving the connecting corridors within the landscape and it has backed that statement up by funding an extension of the Great Eastern Ranges Initiative.

Yet when there is a proposal that would do irreparable harm to such a concept, one government department goes out of its way to ignore the values of such corridors.

Further, NPA notes with dismay that the actions in relation to this development proposal go against the very claims made by the current government when it was facing election. It promised there would be community consultation in regards such developments.

In this case the community has been ignored and a proposal for development that is seriously compromised is being advanced.

**Brian Everingham**  
president, National Parks Association of NSW  
Southern Sydney branch

## Experts opposed plan

The Department of Planning and Infrastructure evaluated the Heathcote Ridge site for potential housing opportunities and reported the site was not suitable at this time for housing development due

to numerous negative constraints including environmental, infrastructure and strategic concerns. What should be of great concern to Sutherland Shire residents was the identified inability of the developer to fund the required infrastructure, placing that financial burden on our council, and ultimately on us. Yet on March 16, Barry O'Farrell and Brad Hazzard saw fit to ignore their department's assessment and announce the site is earmarked for immediate action.

**Bronwyn Markey, Menai**

## Start small

High-rise housing will not increase affordability. It will not make it easier for children to live near their parents. It is not a shire problem, it is the same across the whole of Sydney. I live in Menai; I could not afford to buy near my parents in Canterbury, so I am in Menai. It's not close but it is not the other side of the world, either. Children growing up in the shire have to save [hard] to buy a house/apartment in the area. You have to forgo things to get a house near where you grew up. If you live in Caringbah you cannot buy something in Engadine or Menai, Rockdale or Sutherland. If people can't afford existing units in areas like this they won't be able to afford new units in areas where they currently live. You have to start somewhere, and it may not be where you want to live forever, but it may be a start.

**Jennifer, Menai**

## Rushed housing draft

I think it is unreasonable for Sutherland Shire Council to expect residents to adequately read and comment intelligently on the Draft Housing Strategy being proposed, given the limited time frame allowed of 30 days (which includes Easter and school holidays). Why is it that other councils (Blacktown, Byron Shire, and Canada Bay) are permitted 90 days for review? Please act in the best interests of your ratepayers and allow the comment time to be three months.

**Tony Cashman, Cronulla**

## Safety drill

Bravo to Stephen Griffiths re pedestrian safety (Your View, March 14). I have been saying that

when I was in primary school, 60 years ago, our school was on a very busy main road. We were lined up along the side of the road and drilled to: "Look to the right, look to the left, look to the right again. Are vehicles coming? Can you cross the road?" When we said we could, we walked quickly across the road. Running was not allowed, dawdling was not allowed. There wasn't any pedestrian crossing.

A pedestrian crossing was drawn with chalk on the school yard tarmac and we were drilled on standing at the pedestrian crossing and waiting for the vehicles to stop so we could safely cross. Some of the boys played the parts of vehicles and a fun time while learning was had by all.

The onus was on us to safely cross the road.

Why isn't that happening now?

If there isn't a crossing near Menai High School how about the bus pulling into a school driveway or approach, collect the kids and get back on the route? It would take only a minute or two, not enough to mess up the route timing.

**Yvonne Jasper, Kirrawee**

## Beware: extra 'school' days

In regard to the various letters regarding school zone speeding fines. The last day of the school term was December 21 for all NSW public schools, and all school staff were at work up until this day, including myself. The last day for student was Wednesday, December 19 as teachers received two pupil-free days at the end of term for professional learning and planning for the next year. This occurs every year — it is not a new occurrence. Every year NSW public schools also have as pupil free days the first day of terms 1, 2 and 3, and while no students are at school they are official school days, and school zones are in operation. Independent and Catholic schools may not have pupil-free days at these times so these students could be at school on these days. With the upcoming holidays I thought it best to advise everyone that at the beginning of next term there will be two pupil-free days for public school students only.

So while your child, neighbour's child, grandchild etc may not go back to school until Wednesday, May 1, the official school term starts on Monday, April 29 and school zones will be in operation.

**Anne, Menai**



# Lot size limits to go

By Murray Trembath

SUBDIVIDING existing home sites will be easier under state government plans to meet new housing targets.

A new metropolitan strategy, released this week, set a requirement for southern Sydney councils to facilitate the building of at least 42,000 extra homes during the next 20 years.

While new apartment

## ■ New home target set

blocks were expected to provide many of the new dwellings, the strategy also foreshadowed a range of other measures, including making the subdivision of existing blocks easier.

This would be done by "removing minimum lot size regulations that stifle produc-

tion of more compact housing designs with small backyards for example".

Changes in the 1990s that allowed the subdivision of existing blocks for Torrens Title, dual-occupancy dwellings were scrapped following community outrage, with claims neighbourhoods

were being destroyed.

The government will detail its proposed changes to planning laws in a white paper to be released shortly.

Other measures included in the metropolitan strategy to boost housing numbers included urban activation precincts, which have already caused controversy in Sutherland Shire.

CONTINUED PAGE 2

## STRATEGY ADDRESSES HOUSING NEEDS

### Projections for Sydney's south by 2031:

- Population will grow from 609,000 to 685,000.
- Homes will increase from 241,00 to 283,000.
- Jobs will grow from 183,000 to 226,000.
- Hurstville will be the sub-region's "primary focus", providing at least 5000 new jobs.
- Kogarah will be a specialised medical, educational and finance precinct, providing an extra 2000 jobs.
- Sutherland will have increased capacity for office, retail, entertainment services and mixed-use development.

comet and good views of Jupiter.

dren, \$20 families.

Picture: James MCGILL

# Planning control power may shift

By Jim Gainsford

SHOULD planning controls covering Sutherland, Loftus, Kirrawee, Miranda and Caringbah be handed over to the state government?

Sutherland Shire councillors debated this on Monday with most opting to go ahead with the proposal to nominate the suburbs to become one of the state government's controversial urban activation precincts where planning controls are handed to the government in exchange for infrastructure funding.

Last year, the council nominated Miranda and Caringbah as urban activation precincts and recently added Sutherland, Kirrawee and Loftus.

Mayor Kent Johns said the chances of getting two urban activation precincts in the shire were very slim.

"My preference is for Sutherland to go ahead. We want to make Sutherland a regional centre again.

"This is about providing the infra-

## ■ Council favours ceding role to state

structure for growth in the area in road, rail, education facilities and recreational areas."

This week's debate was triggered by a rescission motion lodged by Cr Phil Blight wanting the council to reverse its decision.

"A consequence of being an urban-activation precinct is that you are activated in an urban sense, and that means high-rise," he said.

"The detached single dwellings are being replaced by five storeys or even 12 to 16 storeys.

"Under this proposal, Kirrawee is classified as an underdeveloped area.

"Everyone who lives in a single, detached dwelling could be seen by the council to live in an underdeveloped area.

"People did not vote for state govern-

ment bureaucrats to be deciding what heights and density we have."

Cr Diedree Steinwall said she was shocked at Loftus being added to the list.

"We don't have enough information to give up our planning controls," she said.

Cr Steve Simpson said the move was about providing jobs.

"Trains and roads are packed because professional people have to leave the shire every day to go to work.

"It is time to look at employment in the the shire, along with affordable housing and transport hubs."

Cr Blight's rescission motion was defeated, with an amendment by Cr Peter Towell calling for the council to withdraw its nominations for the suburbs to become urban-activation precincts and for more nominations to be exhibited to the public for 60 days.

Cr Towell said the council was handing planning controls to the state government on a wing and a prayer.

"The only jobs that will be created will be in construction and unfortunately that is not a long-term job that stays in the area."

He said potential infrastructure funding is calculated on the annual yield of dwellings in the each precinct, not on any formation of jobs.

"We have a situations where instead of individual projects being taken over by the state they will be handed to several suburbs.

"I think before we proceed we need to ask the people who have spent their lives paying mortgages in these areas what they think. This is not too much to ask."

**Grassroots resident action group Save Our Shire is opposed to sweeping planning changes sought by Sutherland Shire Council. More in the Leader next week.**

You - the Council will forever be blamed

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Action: A new residents' action group Save Our Shire has been formed in response to changes to planning. Neil deNett is front right with the group.  
Picture: Chris Lane



# Planning watchdog bares teeth

By Jim Gainsford

A NEW grassroots residents' action group, Save Our Shire, has been formed to oppose sweeping planning changes being pursued by Sutherland Shire Council.

SOS chairman Neil deNett said the group has been formed in response to planning proposals in the Sutherland Shire Local Environmental Plan and the move by the council to nominate Miranda, Caringbah, Sutherland, Loftus and Kirrawee to become urban activation precincts.

"We have no political affiliations but are a mixture of people from all political parties including Liberal, Labor and Shire Watch," Mr deNett said.

"We have no problem with the way the council is running the shire. They are doing a good job. But we are worried about the proposed planning controls that, if implemented, will change the nature and face of the shire forever.

"There are so many planning changes. We have the planning White Paper, the draft LEP and now the urban activation precincts

**Are you aware of the council's planning changes? Are you worried about what they are proposing?**

Have your say  
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proposal. It is overkill. How are people supposed to cope with it?

"Speaking to residents, it is clear that most who live in the affected areas are unaware that the council has proposed their suburbs to become urban activation precincts.

"And they would have little knowledge of what it means.

"The whole of Waratah Park is included in the urban activation precinct. You have to wonder why they are handing control of the park to the state government.

"And the bushland between the Sutherland Shire swimming pool and the old bowling green site has been earmarked for high-rise flats.

"This is 13,346 square metres of public open space being handed to a developer under the LEP.

"We are deeply concerned that the council did not consult residents at all

about handing over two large areas of the shire to the state government as urban activation precincts without consulting residents at all.

"They didn't have to nominate these areas, they just volunteered them.

"And they didn't ask any one in the shire before they volunteered them, let alone residents who live there."

**Residents who want more information on the group can go [saveourshire.org.au](http://saveourshire.org.au), or visit the group's Facebook page Save Our Shire.**

## Window lock plan will help keep children safe

By Sarah Whyte

EVERY apartment above ground level in NSW will be required to fit safety devices to prevent children from falling from windows.

Over five years, all windows above the ground floor in existing residential strata schemes must be fitted with locks or safety devices which can prevent the windows from opening more than 12.5 centimetres, or the width of a baby's head, Trading Minister Anthony Roberts said.

The proposed safety measure, to be enforced in May,

will cost between \$10 and \$40 per window.

The move has been widely applauded by the Australian Medical Association, peak strata corporations and the NSW Opposition.

"Some owners and tenants will already have safety devices fitted to their windows but this will ensure any child living in or visiting an apartment above the ground floor will be safe," Mr Roberts said.

It is estimated that by 2030, more than 50 per cent of the NSW population will live in a strata scheme.

During 2011 and 2012, as many as 39 children aged nine or younger were hospitalised after falling from apartment windows.

Last month, a toddler fell 15 metres onto a slab of concrete at Eastwood.

The proposed law endorses the recommendations of the 2012 report — preventing children falling from residential buildings — by a Westmead Children's Hospital working party.

The Owners Corporation Network said it would encourage owners to install the safety devices.

## Pressure on roads

Just wondering with all this new development going on in the shire what's being done to fix the roads.

The politicians think it's fine to approve all this development but with the Sharkies, Greenhills Beach, the brick pit and the old Caringbah High site all going ahead in the near future, there will be thousands more people living here.

Anyone who does the commute over Captain Cook Bridge and through Brighton to the city every day knows how bad the traffic is at the moment.

What's it going to be like in five years?

Taren Point Road has turned into a car park at peak hour and trying to find a park in Cronulla is a joke.

I'm not anti-development but some planning has to be done to accommodate all the extra cars on the roads.

Josh Briggs, South Caringbah



## SHARE YOUR VIEW

The Leader welcomes letters to the editor. Please keep your letters to about 200 words and include a daytime phone number for clarification. Letters may be cut for space, clarity or legal reasons. Anonymous letters will not be published. Preference will be given to letters which allow publication of author's name and suburb.

### Zoning alarm bells

A warning to Sutherland Shire residents to carefully read the letter from Sutherland Shire Council notifying intended changes to the zoning and planning controls in the shire. As the letter states: "The draft plan has implications for *all* property owners." These changes *will* affect your suburb.

I urge all residents to strongly object to the implementation of new zoning legislation, whereby council waives its responsibilities of planning control for development in the shire, handing all power to the not-so-moral state government.

Stop feeding us propaganda council, get back to your obligations, and work for your community. Don't sit on your hands shire people — I urge all to oppose these changes, by contacting council, and fight for a better standard of living that suits us and not that of the developer. Our land lots, roads and infrastructure are at their limits. I can guarantee if we don't put up a fight, our little piece of paradise will become just another dirty, overpopulated suburb like those popping up around Sydney.

Linda Gynea

I received a letter from Sutherland Shire Council last week (March 26) dated March 15 stating that we can see the Draft LEP until April 17 (*now extended to May 1 — see story in this edition*), which affects us all with changed boundaries, development conditions and usage.

The document is 72 pages of legalese. It seems to me that this is the usual way that bureaucrats stifle debate by not allowing sufficient time for consideration and reply. All ratepayers should read the draft plan and see what lies in their future.

Sid Ford, Gynea Bay

"Parking at Cronulla is inadequate. Very little commuter car park.



Retailers do need to park somewhere if they are to operate the business that attracts shoppers and should not run the risk of fines. The council needs to address this issue urgently."

Posted: Land of the Hobbit

"This is typical of Cronulla Chamber of Commerce which shows no regard for Cronulla residences, eg Sharks development, but when they want to develop Cronulla CBD or reduce customer parking, it wants their support."

Posted: local

### Demand more time

So the LEP exhibition period has been extended to May 1. This is *still* not enough time to properly consider this proposed legislation. Residents in other council areas were given 12 weeks. And these aren't minor changes we are talking about.

The proposals (especially in ordinary residential zones) will affect *everybody*. Bigger houses, fewer trees all the way to Illawong, Heathcote East, Gynea Bay, and Como. The whole shire. Write to Sutherland Shire Council [ssc@ssc.nsw.gov.au](mailto:ssc@ssc.nsw.gov.au) and demand more time. And a clearer explanation.

Jenni Gormley

chair, Sutherland Shire Environment Centre

### Menai warning

Traffic traffic traffic. That's what will happen if this ludicrous proposal to develop 2400 new home sites in West Menai (*Leader*, March 19) goes ahead, which the O'Farrell government and plan-

ning department are hell-bent on allowing.

Traffic will not only increase in volume but quantity — multiply 2400 home sites times two cars per household and you have 4800 extra cars competing for space on Woronora Bridge at 8am each morning as well as never finding space at a local super-market again.

Bush fire danger! In January 1994 when Como West and Jannali went up, a resident of Bangor asked "Where do we drive to?" when an SES adviser called on the Friday night telling residents to be ready to evacuate. His reply was: "You don't drive — you walk out".

Do we build two extra bridges to span Woronora River, as well as throwing in an extra one at Alfords Point, or accept our fate and perish? I think not!

Menai residents should be very concerned about this absurd proposal and letting their political representatives know the answer is NO!

Elaine Greenfield, Bangor

■ MORE OF YOUR LETTERS PAGE 12



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Rita Zuman, Oyster Bay

## LEADER 19/3/13 Australian population

Re "Population now edging closer to 23 million" (*Leader*, March 7).

Two Australian population milestones excite public debate: 23 million and 36 million.

In 1994, The Australian Academy of Science examined Australia's population choices, stating that, in its view, "the quality of all aspects of our children's lives will be maximised if the population of Australia is kept to the low, stable end of the achievable range, . . . to approximately 23 million".

A 1994 parliamentary inquiry led by Barry Jones found there was strong community support for the stable population option.

In 2001 Philip Ruddock, the then immigration minister, told the 2001 Sutherland Sydney's Population Future Forum that: "The figure of 24 million is approximately what the Australian Bureau of Statistics projects for the year 2050. . . The most important feature of such a population is that it would be stable — not increasing and not decreasing — and no longer ageing".

But Australia's population will reach 23 million in May this year. And it will not be stable.

Kevin Rudd's 36 million, "big Australia" outraged the electorate. Rudd was removed and politicians of all colours declared they were against a population 36 million for Australia.

But under Labor, Australia's population is growing at 1.6 per cent a year. At this rate it will double in just 44 years. The Coalition promises 1.4 per cent a year population growth, doubling in 50 years. No matter who is in power, Australia's 2050 population will far exceed 36 million and will still be growing.

Electors will be livid when they wake up . . .

Gordon Hocking, Oyster Bay

4/4/13  
theleader.com.au

## High rise not creative solution

Gordon Hocking (Your View, March 19) is so right.

The reason why we are now faced with massive increases in high density in the shire is that our politicians meekly accept that Sydney's population is going to increase forever and high rise is the only solution that they can come up with.

They do not seem to care that our children and grandchildren could be denied the joy of a backyard where they can play, create vegie and other gardens, learn about nature and get plenty of exercise.

Now extra costs follow to ensure children can't fall out of unit windows.

Thirty-nine children aged nine or younger were hospitalised after falling from apartment windows during 2011-2012 (*Leader*, March 19).

When one looks at the map of Australia and notes that relatively small dot that is Sydney it is mind-numbing to realise that nearly one quarter of our total population is crammed in there. (Actually 22 per cent now.)

Where are our visionaries?

What about very fast trains, decentralisation, grand yet feasible plans for our future?

Sadly, one cannot help but feel that the political class has allowed itself to become flooded with intellectual pygmies.

Our politicians seem to have lost their creativity, imagination and vigour. Electors wake up!

Dr Jean Leyendekkers, Caringbah

## SHARE YOUR VIEW

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## Residents deactivated

I have just read that at a planning and environment committee meeting last Monday night Sutherland Shire Council decided to add Kirrawee and Loftus to its urban activation zones (*Leader*, March 14).

This means that the state government has control of what will be built in these areas and residents will have no say at all.

Shire residents have not been informed of these changes nor involved in any decision-making on the matter.

Apparently there was not much debate so the mayor, Kent Johns, moved the matter be determined under delegated authority.

Major decisions are being made about our neighbourhoods without consultation.

Wolli Creek here we come. I have found a great Facebook site "Save Our Shire" which is trying to keep residents informed of what's going on. I urge everyone who cares about the shire to take a look.

Kasey Woolloovare



# Four-storey zone plan scrapped

By Jim Galnsford

A PROPOSAL to rezone the northern section of Elouera Road opposite Cronulla Golf Course as a four-storey (16 metre) zone for flats has been scrapped.

The four-storey rezoning proposal was part of the draft Sutherland Shire Council local environmental plan (LEP).

But this week Sutherland Shire mayor Kent Johns said the proposal would not be included in the draft LEP.

Councillor Johns said having heard the views of the community

## ■ Mayor calls it 'unacceptable'

on the matter he now understood the the plan to rezone the area was "wrong and unacceptable" to the owners of nearby properties.

"I have moved to have this element removed from future plans, and instead preserve this area as a precinct of larger-scale single dwellings and townhouses, allowing a floor space ratio of 0.7:1 and a nine-metre-high limit, which I believe is more in keeping with the residents' aspirations for the locality," he said.

He announced the news in a mayoral minute at the December 10 council meeting.

Cr Johns said there had also been incorrect information given to residents in Woollooware that the council was supporting a residential flat precinct in Woollooware.

"This has generated considerable community angst," he said.

"This concept was not endorsed by the council and does not form part of the draft plan."

13/12/12  
In other changes to the draft LEP, zoning proposals for Prince Street, Cronulla, have been scaled back from nine storeys to six, based on feedback from residents.

Provisions for Gympie, Sutherland, Engadine and Jannali remain as outlined in the draft LEP.

"People should remember this is still a draft document and it is not set in stone," Cr Johns said.

"As we have just shown, if there are community concerns we will address them immediately."

The council will now seek permission from the the state government to place the draft LEP on public

exhibition, which should occur early in the new year.

The draft LEP includes the council's new housing strategy.

Cr Johns said he was proud he could deliver a housing strategy in two months in a fully transparent manner without the need for confidential sessions, where the previous council had four years and had not delivered a plan.

■ Have you read the draft LEP?  
What do you think?

Have your say  
[theleader.com.au](http://theleader.com.au)



2

11/12/12



3

28/3/13

# Infrastructure may bring debt Risks seen in plan for West Menai

By Jim Gainsford

SUTHERLAND Shire ratepayers will have to bear an "immense" cost for generations if the state government goes ahead with its decision to include the West Menai development in the Potential Homesites program.

Landowners were asked to nominate large sites for the program that could be developed for housing within three years at no additional cost to government.

Planning Minister Brad Hazard announced on March 16 that Gandangara Local Aboriginal Land Council's West Menai proposal was one of seven sites in NSW to be included in the program, which had the combined potential to provide 15,850 dwellings.

Sutherland Shire Council has made repeated strong submissions to the state government identifying fundamental weaknesses in the proposal, including its potential exposure to bushfire hazards.

In addition, the R2 Low Density Zone permits single dwellings, dual occupancy and multi-dwelling housing such as townhouses and villas.

The design of the proposed area will also result in excessive ongoing costs to the council due to road design, stormwater management and bushfire hazard protection.

The council decided this week

to contact the Planning Minister to highlight its concerns with the planned urban release area at West Menai in an attempt to secure the best outcome for residents.

"The cost to council will be immense," Councillor Peter Towell said.

"The mere fact that there can be 2000 blocks completed before any contributions need to be made for roads leaves this development open to never being completed.

"There is no way major roads are going to be constructed for the last 400 houses.

"Therefore the infrastructure and the development is set never to be completed."

Councillor Steve Simpson said the Planning Minister had made a mistake by including West Menai in the program.

"If this goes ahead, then ratepayers will be in debt for the generations to bring infrastructure up," Cr Simpson said.

"This council will not have the money.

"It will not have the ability to maintain the roads and infrastructure once this becomes a public place."

**What do you think of the state government's decision to include the West Menai development in the Homesites Program?**

Have your say

theleader.com.au



## 'Urban renewal' a joke

Re "New faces to advise the council" (Leader, January 31). The facts are that 18 out of 19 members of the Independent Hearing and Assessment Panel and other advisory panels are gone, against Sutherland Shire Council staff's recommendation to reappoint all panel members. Only a few such as Peter Wells did not seek reappointment. These [members] consisted of well qualified and highly regarded specialists whose goal was to ensure good quality development to protect the shire. Now many of the community's views are not likely to receive a fair hearing. Premier Barry O'Farrell is pushing through so-called "urban renewal" (really overdevelopment) and is giving priority to large-scale developers over residents. Responsibility for some areas has already been handed over to the state government, and residents in these areas will not be consulted if



7/2/13



(4)

LEADER 2/4/13

# r view



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Write letters to: Your View, The Le  
PO Box 25, Kogarah, NSW, 2217.  
Fax 9588 8887



Grassroots: Members of the new residents' action group Save our Shire.

Picture: Chris Lane

## Plea for next generation

I see the Save Our Shire group (*Leader*, March 26) are again complaining about the proposed planning changes. I can't help but notice from their group photo they all seem to be well in advance of 50, therefore a big chance they own their homes. They probably worked hard and good luck to them.

My point is: what about the young people looking to start out and are driven out by ridiculous house prices? They end up moving away and their children are lost to our schools and their money to our shops.

The knock-on effect is endless. Do we pander to the older generation who want things how they were or make some sacrifices and stop the young families, who are the lifeblood of a solid community, leaving in droves?

I want my kids to be able to afford to buy and live in the shire, and the state government's and council plans may be the only way this might happen. There are two sides to this story, not just one noisy one.

Vaughn, Mirar

(See DeNetti's letter  
of reply)

Do you want your  
children / grandchildren  
to live in High  
rise?



11/4/13 LEADER

## High-rises fear

Re the letter "Plea for next generation" (Your View, April 2). Unfortunately, in some Western societies there is inadequate regard given to our elders for their experience and knowledge. Seniors have experienced the tough and good times in life and know when impending actions are unsustainable.

This senior group are whistle blowers warning us that council actions are destroying our shire. Their website [saveourshire.org.au](http://saveourshire.org.au) needs to be carefully studied prior to passing hasty judgment. Do we seriously want our offspring to be stacked up in high-rise units and their kids deprived of a backyard? We all know that is not their goal.

Sutherland Shire Council's LEP has mapped out circles 1.6 kilometres in diameter, where affordable homes with backyards are to be sacrificed for high density. Many of these homes are brand new. Once these are

destroyed, homes in outlying areas become unaffordable. The council has no idea how many families with kids, of which there are many, will be displaced by unit construction. Some homes are occupied by the elderly who wish to age in their place.

These residents do not seem to matter. Our elderly and our younger generation deserve better.

G. Baluk, Miranda

## LEP will lead to overcrowding

I am disturbed by Sutherland Shire Council's proposed LEP which promotes the prospect of yet further over-development in Cronulla and especially South Cronulla, which is already suffering from overcrowding.

If the council proceeds with this plan to allow more and more units, Cronulla will end up looking like the Gold Coast.

The big difference being that South Cronulla has only two roads that lead to nowhere. This already causes significant traffic congestion, which will markedly increase.

Our infrastructure is already at capacity and there are no prospects for improvement in the foreseeable future.

18/4/13

## Defending SOS

Thank you to all of those people who gave up their Saturday to set up an information stall to inform shire residents of the draft LEP 2013. I did not receive my letter until March 28. It should have been our councillors holding information booths like this for the residents.

I have found the Save Our Shire [SOS] website and facebook page extremely helpful. We need more residents in the shire to be like these people.

Kasey, Woolooware

I am in my 90s and in my life have seen significant changes to Cronulla, which was once an innocent seaside village. The desirability of living here is being eroded and I cannot understand why.

We should stand up and be counted and let the council and the state government know what we think about this plan.

Our home is worth saving.

Bob Baker, Cronulla

11/4/13 LEADER

## Roads won't keep up

Regarding the letter by B. Every (Your View, April 4). The newly elected Sutherland Shire Council, with their LEP, want to turn Sutherland Shire into a ghetto by allowing 12-storey residential flats. Not thinking about infrastructure — some roads are already a car park. The shire needs a lot of upgrading but not high-rise building. We give them an "F".

Connie Marquette, Sylvania

## Decentralisation not easy

While agreeing with Dr Leyendekkers re: Sydney's population "High-rise not the solution" (Your View, April 4), I think Bob Carr (then premier) said 10 years ago "Sydney's full", having national parks on both sides and a mountain range (small) at the back the only possible further expansion is to areas like Goulburn or the Central Coast.

Decentralisation sounds good but there is very little industry these days to supply the jobs required and without jobs nothing much will happen.

We certainly need one or two major cities on the east coast, it will be no easy job getting them to the stage where they self generate the work and services that people will want to move there.

Jim Butterfield, Cronulla

## Build new access road

A glaring omission from the Sutherland Shire mayor's letter nominating proposed changes to zoning and planning controls is that they do not address traffic getting in and out of the South Cronulla peninsula.

Access to the peninsula can be gained only via Gerrale and Cronulla Streets both of which are regularly "gridlocked" with traffic extending back to Kingsway.

Vehicles often take more than 20 minutes to go from Kingsway to the pedestrian crossings at the station and Surf Road.

That can mean a matter of life or death for emergency vehicles trying

to save someone's life or put out a fire. The peninsula urgently needs a third access road that is not affected by pedestrians crossing the roads "en masse".

A road could easily be constructed around the perimeter of Tonkin Park joining up with Searl Road thereby providing an unencumbered route from all sections of the Shire to Nicholson Parade and the Peninsula.

If someone were to die as a result of an ambulance not getting through in time councillors may well remember that sitting on their hands on this issue might create the perception that they have failed to exercise their duty of care toward residents and visitors.

Hank Laan, Cronulla

## We don't need high-rise

Please no more high-rise in South Cronulla.

What is the matter with the mayor and Sutherland Shire Council?

There is already regular traffic gridlock in South Cronulla and an acute lack of parking.

On most days I am unable to park my car anywhere near my unit in Shelley Beach.

My visitors have to park streets away or just walk from the station.

This is already an intolerable situation which will only get worse if we keep cramming more and more people into this confined area with its limited road access.

The attractive easy lifestyle which we enjoy here is worth preserving against the onslaught of the dollar-greedy developers.

Is anybody listening?

Does anybody care?

Will anybody help?

John Larkin, South Cronulla

## Backlash fears

So "our" council and their over-developer friends can't even wait out the proper process while the community attempts to digest and comment on the proposed new planning rules. They have rushed through an amendment

to the existing rules that prematurely permits all the new floor space ratios and landscaping regulations.

Are they just impatient; or are they afraid the groundswell of objection to their outrageous new local environmental plan (LEP) would have thwarted their plans to destroy our shire forever? Whatever the reason, this amendment is sneaky and undemocratic.

Jenni Gormley,  
chair, Sutherland Shire Environment Centre



# High-rise for park

By Jim Gainsford

MORE than 13,000 square metres of public open space at Waratah Park, Sutherland, could be used for high-rise of up to nine storeys under Sutherland Shire Council's draft local environmental plan 2013.

Waratah Park has also been included in the area nominated by the council for an urban activation precinct. This means if approved, planning controls for the park would be handed to the state government.

The proposal is included in the draft Sutherland

## ■ Plan to use public open space for units

land centre strategy, which is a supporting document of the draft LEP.

The council voted last year for the potential southern Sutherland development site, which is outlined in the Sutherland centre strategy, to be extended further south to include 13,340 square metres of Waratah Park, to the boundary of Sutherland Leisure Centre.

This has been done at the request of Mir-

anda RSL Club, which is pursuing a major development of the area.

The council also amended all maps in the Sutherland centre strategy to reflect the extension of the potential development area precinct south to the northern edge of the Sutherland Leisure Centre and adopted a maximum height of 30 metres, or nine storeys, for this precinct.

This can be viewed in the Sutherland centre building heights map in the draft LEP.

"It is very hard to spot in the LEP as it doesn't mention anywhere that it includes public open space," Save Our Shire representative Jean Baluk said.

"The dangerous precedent is that other clubs or organisations could be looking at rezoning public open space for development."

CONTINUED PAGE 5

18/4/13

Heritage Festival: visitors to Woronora Cemetery enjoyed music

# Planners to encourage public input

LEADER 13/4/13

By Murray Trembath

PLANNING and Infrastructure Minister Brad Hazzard admits it will be "a mighty challenge" to get communities involved at an early stage in deciding what sort of development they want in their area.

"But we are up for the challenge," he said when releasing a white paper and draft legislation for a radical, new planning system.

It would see councils and residents jointly develop a strategic local plan, under a public participation charter.

Once that was in place, development approvals would be "ticked off" quickly, without consultation with neighbours, if they met the criteria.

Councils would be encouraged to use social media to engage their communities and

## ■ Fast-track approvals aim of proposed law

provide 3D images to help explain plans.

Mr Hazzard said the aim was, within five years, for 80 per cent of development applications to either not require approval or to be "fast tracked" by a private or council certifier, or council planner.

Most of the remaining applications would be dealt with by "independent experts" on regional planning panels, independent hearing and assessment panels and the Planning Assessment Commission.

Following further public consultation until June 28, legislation will be finalised and

introduced into Parliament later this year, Mr Hazzard said.

He has scheduled a meeting with representatives of a coalition of community groups, including several from St George and Sutherland Shire, who are opposed to the sweeping changes.

The Nature Conservation Council of NSW and Total Environment Centre gave the new system a "failure" mark of 6.5 points out of 15 after assessing it on 15 criteria.

However, they were pleased with the public participation charter.

■ What do you think of the proposed new system?

Have your say  
theleader.com.au



## 10-DAY CONSENT RULE

Under the new system, 80 per cent of development applications would fall into one of three categories within five years:

- **Exempt:** Improvements such as a bathroom replacement, new carport, deck or solar hot water panels would not need approval.
- **Complying:** Development with a "low impact" on neighbours would have to be approved within 10 days by a private or council certifier if it complied with the pre-determined rules. Examples included a new house of up to two storeys and first-floor additions.
- **Code assessment:** Council staff would determine whether an application met codes relating to overshadowing, privacy, height and appearance. Examples included a development of up to 20 villas or townhouses.

2



Monday,

25/4/2013

# Double display prompts complaint

By Jim Gainsford

SAVE Our Shire has lodged a complaint with the Department of Planning over Sutherland Shire Council's decision to exhibit two local environmental plans (LEPs) simultaneously.

The draft LEP 2013 with its 65 zoning changes affecting every residential lot in the shire has been on exhibition with a closing date for comment of May 1.

But the council also advertised an amendment to its current LEP 2006 — known as amendment 20 — and

then put it on public exhibition too.

To add to the confusion, both LEPs deal with the same matters — changes to floor space ratios for family homes, reduction in landscaping requirements and new foreshore controls.

Save Our Shire spokesman Neil deNett said the simultaneous exhibition of two LEPs was a deliberate action by the council to confuse residents and pre-empt a result for the main exhibition of the draft LEP 2013.

"Significantly, everything that is in amendment 20 is also contained in

the draft LEP 2013," Mr deNett said.

"Both documents are exactly the same.

"The only reason they are exhibiting the amendment 20 LEP 2006 is to get the changes through sooner.

"If amendment 20 is approved, it is effective immediately.

"We believe that this has been a deliberate action by the council to confuse residents.

"Residents would be confused as to why the same material is exhibited at the same time in two different documents.

"Amendment 20 is designed to get an earlier result with less public scrutiny."

Sutherland Shire mayor Kent Johns said there was no hidden agenda.

"Amendment 20 is to rectify anomalies. It was never intended to be a comprehensive LEP," he said.

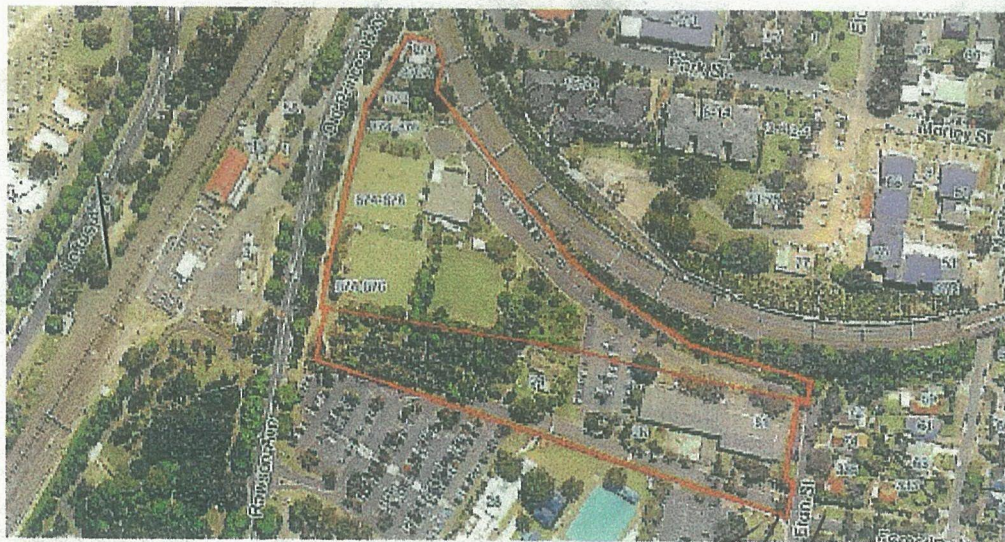
"It is a localised issue, while the draft LEP 2013 is a comprehensive, shire-wide document.

"This is being done with expediency but also transparency.

"And that is why I am advertising these issues."

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## 'Perceived bias'

Miranda RSL's push as the developer to use public open spaces for units (*Leader*, April 18) and Sutherland Council's decision to accede to the club's request raises an interesting issue.

Club president Kevin Schreiber, Sutherland Shire's deputy mayor, declared a pecuniary interest in his role as club president, and whenever the matter came before the council he did not take part in any debate.

However, as deputy mayor of the majority political party voting to take public land for the benefit of the developer, is there not a perceived or apprehended bias?

Resigning from the council would create at least the appearance of an impartial and unprejudiced decision. Any vote by the council on the development while the club's president is on the council does not create a good image.

George Miller, Sutherland

## Concrete shire

"Greening the shire" logos previously adorned Sutherland Shire Council vehicles. "Concreting the shire" would now be more appropriate.

Our concrete-promoting shire will have less open space if approval is given to the Miranda RSL Club proposal to transform parts of Waratah Park Sutherland (*Leader*, April 18) into another nine-storey high-rise complex.

An energy gulping, sunlight deficient, shadow producing, congestion generating, vertical concrete jungle. A noise producing living environment for families where children are cooped up inside with TV instead of enjoying healthy outdoor sunshine and open space.

The description "Miranda RSL" used on the council website refers to the limited liability public company "Miranda RSL Sub Branch Club Ltd".

Its 2012 annual report shows that the company oper-

ates a licensed club within the suburb of Miranda.

It is not connected with The Returned and Services League of Australia Miranda sub-branch, but seems to be in a relationship with an unidentified developer.

In the club's annual report, president Kevin Schreiber (also shire deputy mayor) wrote that "it should be one of the biggest commercial development undertakings of any NSW licensed club to date bar none".

Sutherland Shire residents need to be active in preserving our open space way of life.

We need to write now to council, councillors and MPs seeking rejection of this attack on sorely needed public open space and existing community facility sites.

J. Brett, Miranda

## Poor planning

Re the article "High-rise for park" (*Leader*, April 18). Part of good town planning is to break up developed

areas with a zone of green space. Waratah Park is a good example.

Why pander to developments that represent poor planning? The whole of Sydney has poor traffic flows because of poor planning and infrastructure which adds to the cost of business and the frustration of commuters.

Glenn Eccleston, Caringbah

## Disclosure missing

Why would council sell public open space (a finite resource) to a developer (*Leader*, April 18) while at the same time pushing for more and more high-rise flats?

Why hasn't this so-called biggest commercial development of any NSW licensed club been given full disclosure by Sutherland Shire Council? Thank you Save Our Shire, and the *Leader*.

Neilio, online comment

2 (8)



## High-rise agenda hidden

I viewed with interest the 7.30 Report on the ABC profiling the Sutherland Shire's proposed changes to zoning and planning controls.

The easy argument is that the residents of the Sutherland Shire overwhelmingly voted for a Liberal dominated council, so if they don't like what the council is doing they will just have to suck it up.

The Shire Watch group has made the point that the Liberal councillors never campaigned on a sweeping reform agenda; this has only become apparent post-council election.

If any Sutherland Shire residents wish to see what the future will look like, I suggest they take a visit to Hurstville — then they can make up their own minds if that is the kind of future they want for the shire.

Mayor Kent Johns declined to be interviewed for the program. Quentin Dempster left an open invitation for his response in next Friday's program.

I'm interested to hear what mayor Johns has to say.  
John Gunn, Jannali

## Hold a public debate

Plans for development (overdevelopment?) by Sutherland mayor Kent Johns were proceeding quietly, even secretly, until 10 citizens — the Save Our Shire (SOS) group — made public an intended huge leap in high-rise development and huge reduction in the shire's landscaped area.

An explosion of protest has followed, reported by ABC1's Quentin Dempster on April 27.

"This means overdevelopment, overcrowding and traffic congestion", says SOS, "an end to the leafy-green and water-views beauty of our shire, an end to what three or four generations of citizens have fought to preserve."

As a long-time resident I am shocked by what SOS has uncovered. So much so, indeed, that I am moved to

take action at once, so I ask mayor Johns to publicly debate the issue.

Remember, the shire's motto has been "greening the shire" — not "concreting the shire".

A public debate is the only way to go. Will mayor Johns front up, or will he evade? He must know he is being talked of as wanting to create a developers' paradise.

My claim to be a representative citizen is based on data that I reluctantly mention: over 60 years in the shire, one of the ex-AIF wave of settlers, built my own home at Como, always active in community groups such as progress associations, often a writer on shire history, a secondary teacher for 12 years, OAM for services to the environment, twice Citizen of the Year (1995, 2010), founder of Sutherland Shire Environment Centre in 1991.

Come on, mayor Johns, will you publicly defend what you are doing?

R.D. (Bob) Walshe, Jannali

## Your View

### Appalled by rezoning plan

While our attention will be diverted to Canberra and Treasurer Swan's latest deficit effort, Sutherland Shire Council will be conducting a public hearing to determine whether the Entertainment Centre site should be rezoned from community to operational land usage. The only reference to this meeting was a few weeks ago buried away in the council notices.

It is now listed on the council's website without any information as to the intention or an agenda.

The notice identified the site by address only, 30 Eton Street, not by its current usage. Are they trying to slip something through?

Is Sutherland Shire Council preparing to sacrifice more of our precious community land for the few greedy developers who plan to turn the shire into Manhattan in the south? What is next? Developer sponsorship of council's meetings?

As a Sutherland Shire resident and ratepayer of 30 years I am appalled at such consideration being given by our council to rezone the land on which sits a jewel of the shire. With my family I have attended countless concerts at the centre and been very grateful it was so affordable and close to our home.

Make your feelings known. Contact Sutherland Council on 9710 0333 and voice your opinion. Better yet, attend the meeting on May 14.

Connie, Heathcote

### Amenity sacrificed

This Liberal-dominated council has betrayed the people of the Sutherland Shire who trusted them to deliver environmental outcomes that would be a balance in trying to accommodate a growing population and support an already fragile environment.

This council has doubled the targets set by the state government for high-density dwellings thus reducing the overall tree canopy and landscaped areas which are the lifeline of our community.

Why take these drastic measures? We need transparency and full disclosure from this Liberal-dominated council.

Shame on this mayor and his mates for attempting to destroy the amenity of this beautiful part of the world.

Jennifer Fitzgerald, Cronulla

### Planning concerns

Banksy, Como

While the LDP for the Cronulla area is perhaps in

the long-term interest of the development of the area, there appears to be some concern associated with the building heights.

Why has the mall area been subjected to height development of up to five floors on the eastern side, and to that same height on some of the western side?

Also, what consideration has been given to additional parking spaces for the additional population, and also what considerations have been made for increased traffic flow into, in and around the Cronulla road system as well as exit measures from Cronulla by road due to increased vehicle usage.

The mall is dependent on sunshine, and the increased building heights of the mall may cause excessive shadowing in the mall.

By all means, look to the future, but please let's not have Manhattan in Cronulla. Let temperance be the rule of our development, not an overindulgence of creating population towers.

Glenn Giese, Cronulla

### Leave us alone

Phew, mayor Kent Johns is hopefully not far off leaving us for federal politics since his preselection for Werriwa. One would have to question his sincerity and dedication to the shire in view of this move.

There will be a great many hoping this means we don't now have to continue with his unelected agenda of concreting the sky across the shire.

I mean who was he really doing this for? Nominating large tracts of our shire to be developed without our consultation, without improving our transport infrastructure and without affordable housing for our shire's younger generation.

Do us a favour: please go early, focus on your new job and leave us alone.

MORE OF YOUR LETTERS PAGE 16



■ Mayor has second thoughts

# Precinct move loses its lustre

By Jim Gainsford

4/5/13

SUTHERLAND Shire Council is expected to withdraw its nomination for Miranda and Caringbah to become one of the state government's controversial Urban Activation Precincts.

But the council will still press ahead with its plans to nominate the Sutherland-Kirrawee-Loftus area as a precinct, although the area will not be as extensive as first suggested.

Under the nomination, total planning control for the suburbs is handed over to the government in exchange for infrastructure funding.

Sutherland Shire mayor Kent Johns was expected to move a mayoral minute at last night's council meeting outlining the reasons why he believes the suburbs should be withdrawn from consideration.

Cr Johns said many people had raised concerns with the council's nomination of Miranda as a precinct.

"These concerns were further enforced by [Miranda MP] Graham Annesley," he said.

"Mr Annesley made his position very clear that at the present time he could not support the activation precinct,

and I respect that position. "Based on the discussions with our community and Mr Annesley, I also agree that the appropriate location to focus our resources will be in the Sutherland precinct."

Cr Johns said the council's draft local environmental plan already had strategies to encourage the development of a medical cluster around Sutherland Hospital and new residential units at Caringbah.

"Residents have also expressed concerns in relation to the extent of the Sutherland-Kirrawee-Loftus urban activation nomination," he said.

"With this nomination it was never my intention that the character of Loftus would be undermined, nor was there ever any intention to allow commercial development to be built on Waratah Park.

"My intention was to integrate the educational facilities in Loftus Park into the centre as a catalyst for economic growth."

■ Should Sutherland, Kirrawee and Loftus become Urban Activation Precincts?

Have your say

[theleader.com.au](http://theleader.com.au)

## Empty retail space

2/5/13

With several existing vacant retail spaces in both Heathcote and Engadine, some of which have been empty for years (Veno Street, Heathcote), how can Sutherland Shire Council and the town planners continually approve the building of more multi-level buildings with retail space included?

We cannot even fill the space already available without more being built. What is going on and how has the approval been justified?

Sadly, rents and other costs have driven the small independent shop owners out and forced people to go to Westfield Miranda or further afield. Part of the attraction to this area was the village feel.

Could we be losing that? Why are retail persons not filling the void already here?

N. and K. Baker, Engadine

# MPs support local planning control

By Jim Gainsford

13

TWO shire Liberal MPs have stepped in to ensure planning decisions for Miranda and Caringbah are retained locally rather than Sutherland Shire Council offering them to the state government.

Miranda MP Graham Annesley, the Sports Minister, said he could not support the council's proposal to nominate Miranda-Caringbah as one of the state government's controversial Urban Activation Precincts.

He was backed by Cronulla MP Mark Speakman, who expressed "serious concerns" over the proposal to the mayor and a number of councillors.

The council nominated two areas of the shire for urban activation precincts, one for Miranda-Caringbah and the other for Sutherland-Kirrawee-Loftus.

## ■ Council backs away from Miranda proposal

Under the proposal, the council would hand planning controls over these areas to the state government in exchange for infrastructure funding.

In a mayoral minute at this week's council meeting, mayor Kent Johns said the nomination of Miranda as an activation precinct has caused "significant concern" for some residents and been withdrawn.

"These concerns were further [stressed] by the Member for Miranda Graham Annesley who requested I meet with him to discuss the precinct, the timing of the request and the possible impacts," Cr Johns said.

9/5/13

Mr Annesley sought a briefing from the Department of Planning and Infrastructure so he could be fully aware of the direction this activation precinct would lead the local area.

"Mr Annesley during our discussions made his position very clear that at the present time he could not support the activation precinct and I respect that position."

Mr Annesley said he understood the need to cater for future housing requirements in the shire, particularly for young people who want to stay living in the area.

"But my preference is that we do that through the normal planning processes with council rather than handing powers over without local control," he said.

"We campaigned on handing planning controls back to local councils.

"And it's my clear preference that these decisions are made locally."

Mr Speakman said he also supported the withdrawal by the council of its nomination of a Miranda-Caringbah urban activation precinct.

"Once the Department of Planning and Infrastructure received the nomination in March, I obtained my own briefing from the department and expressed my serious concerns about the current proposal to the mayor and a number of councillors."

Sutherland Shire Labor councillor Diedree Steinwall called on the council to also withdraw its nomination of Sutherland, Kirrawee and Loftus as an Urban Activation Precinct in view of Mr Annesley's stated concerns about the possible impact on Miranda.

"It is quite significant that a state government minister is worried about Urban Activation Precincts," she said.



## Left in limbo amid fears of development

FROM PAGE 1

The area in question is bounded by Leoney Street to the north, Jannali Street to the east, The Grand Parade to the south and the eastern side of Vermont Street to the west is currently designated as Zone 4, local housing.

The LEP 2013 has classified this area as R4 high density residential. Changes in height are from nine metres to 16-20 metres.

Some residents have asked the council for R3 medium density as a compromise.

Labor councillor Diedree Steinwall said many residents had contacted her with their concerns.

"They are anxious about the change in the character of their area and the overshadowing that would follow with high-rise development to their neighbourhood," she said.

"I have received a long petition from concerned residents in Kurrajong Street in particular. These residents are extremely apprehensive about the leap in zoning from local housing to high density residential and what this will bring to their quiet residential area."



**Determined:** Lined markings for parking spaces in some Cronulla streets are being proposed.

## Making a mark

Re "Call to introduce 'determined' parking" (*Leader*, May 9). I have written about this exact problem for years now. One idea was to introduce angular parking for example, along the extent of Parramatta Street on one side, as the street is a wide enough thoroughfare and could easily be line-marked.

**Peter Tee, online comment**

I can see it now. Monday, council workmen paint white lines for designated parking. Tuesday, council parking officers issuing parking tickets for vehicle being six

inches over white line.

**WillyWatt, online comment**

The problem is all units need to have at least two car spaces. Many of the streets are parked out because most unit owners (couples, families or those sharing) own two cars so one has to go in the street.

**Fussos, online comment**

They have done this local to where I am and the parking spots struggle to fit a Corolla in them, let alone anything else.

**Bird, online comment**

A sensible and cheap solution.

**Nick, online comment**

## News

# Change urged for planning

By Murray Trembath

COMMUNITY groups have called on the state government to make "real and meaningful changes" to the proposed new planning system.

The appeal came after a forum at NSW Parliament House organised by Better Planning Network, comprising more than 350 community groups including several in St George and Sutherland Shire.

Spokeswoman Corinne Fisher said Planning and Infrastructure Minister Brad Hazzard "needs to make real and meaningful changes as a result of the government's consultation process, and not just pay it lip-service".

Ms Fisher said changes were particularly necessary in community engagement in development applications.

"Within five years neighbours will only have a right to comment on 20 per cent of development applications in their neighbourhood," she said.

"People are also angry at the restrictions on objector appeal rights, because these are seen as grossly unfair when developers appear to be able to object at will on a range of planning and development decisions."

Ms Fisher said other concerns included the minister having the right to alter strategic plans, including local plans, without further community consultation and the risk of corruption.

## CONSULTATION

More time has been allowed for public comment on the state government's new draft metropolitan strategy for Sydney.

Planning and Infrastructure Minister Brad Hazzard said the formal exhibition period had been extended until June 28, coinciding with submissions on the planning white paper.

Mr Hazzard said consultation would continue through an education campaign on planning laws, including a "plain English guide", the development of technical working groups and a panel comprising up to 1200 community members.

**Details: planning.  
nsw.gov.au/sydney.**

What do you think of the proposed new planning laws?

Have your say  
theleader.com.au



## Turning lane call

It just me or does the traffic coming home at night along Taren Point Road become needlessly congested with cars continually blocking the left-turn lane into Captain Cook Drive? It seems like an easy solution to just make all of the left-turn lane "Left Turn Only". At present, a huge traffic jam builds up back towards the bridge as drivers continuing south try and get ahead a few car spaces by pulling into the left lane and blocking the traffic flowing towards Cronulla. The traffic continuing south on Taren Point Road already has two other lanes. There is little more infuriating than having someone inconsiderately pull in front at the last second, blocking the entire left lane.

**Rod Clarke, Cronulla**

## Traffic getting worse

Living in Bangor and travelling east each morning to

work has become a nightmare. Any time between 8.15am and 8.30am the traffic jam starts at Yala Road and does not clear until you get past Tynans corner at Sutherland.

Can someone at Sutherland Shire Council please explain why we need such a wide garden bed in the middle of the Old Princes Highway, Sutherland, between Glencoe and Auburn streets? We go from two lanes and one merging lane to two lanes and back to three lanes and one turning lane at Tynans corner at Sutherland. The traffic every morning is horrendous. It now takes me 40 minutes to get from Bangor to Caringbah.

## Build a bridge

I refer to John Briggs' letter "Pressure on roads" (Your View, March 26).

Not only are John's comments valid in regard to

**Sue, Bangor**

Captain Cook Bridge and Taren Point Road, the same applies to Tom Uglys, and with the further development of the Greenhills Beach precinct plus the Sharks development coming on line, the traffic problems are only going to be exacerbated — especially as there is only one entry/exit to the Kurnell peninsula. This latter problem could lead to a major disaster in future years.

I would think that this is an area the government's infrastructure committee should be researching, with the view of having a bridge linking Kurnell to La Perouse. While I can understand the cost factor of such a project would be substantial, the cost of doing nothing will be much worse in the long run. Such an option, if linked up with Anzac Parade, would allow southbound traffic a further route out of the city as well as lessening the burden on both Captain Cook and Tom Uglys bridges. This would also allow the residents of these new developments on the peninsula to have an alternative route out of their area.

**Iain Winton, South Caringbah**



## Off our centre

and Entertainment Centre — re-classified: Entertainment centre land use under review (*Leader*,

al worry: that Sutherland Entertainment Centre be turned over to some use other than the large community facility for performances and herings.

in the shire fulfils this role?

for money to be increasingly set aside by Shire Council to upgrade this facility — to be disposed of for some alternative purpose: residential development and/or shops/

of Sutherland Shire we need to be aware that what makes an area a high-quality area is not just good coffee shops and beautiful buildings: most important attribute is a sense of

Sutherland Entertainment Centre has long played a vital part in building and maintaining "community" in the shire.

Let's ensure that it continues to be available as the unique place in the shire, to fulfil its role for school entertainment events, performances by recognised Australian entertainers, Seniors Week specials, John Franklin Christmas lunch and so very much more.

Hands off our entertainment centre, except to upgrade it as a community space!

Elizabeth Pemberton, Jannali

## Club development opposed

Re the proposed development of the RSL bowling club site at Waratah Park, Sutherland, by Miranda RSL (*Leader*, April 18).

I would like to give support to the letter by George Capsis (*Your View*, May 16). Is Miranda RSL Club a club for the members or a pseudo development com-

pany? Who stands to gain financially from the development?

The land in question is part of a large triangle bounded by Rawson Parade [old Princes Highway], Acacia Road bypass and the railway line.

This area, with the exception of a couple of small house blocks, is all recreation area, i.e. bike track, football fields, athletic fields, swimming pool complex, PCYC, beekeepers club etc.

As the shire's population increases there will be an increasing demand for recreational areas. The shire has already lost some playing fields at the Sharks development; we must not lose any more.

The proposed development would create massive traffic problems with the limited vehicle access under the railway line.

Also, it appears that Sylvanvale have the use of the old RSL bowling club and have spent money on improvements. Where will they go?

John Lawes, Grays Point

## Property glut

The current panic theme being espoused by government authorities is we are desperately short of property.

Nothing could be further from the truth.

We are about to see a proliferation of home units appear on the Sydney market early to mid 2014.

From the Sutherland Shire through to the north, east and particularly inner-western suburbs there will be an oversupply of rental apartments. Literally thousands of units have been sold off plan to Asian and local investors.

Securing a tenant will be the next major hurdle for owners and agents.

Councils and planners have jumped on the bandwagon increasing heights and allowable floor-space ratios, which will ensure ever declining standards in a once beautiful and stylish city.

There is going to be a huge price to pay for such misguided progress.

Wes, Cronulla South

Let's see Rockdale, Hurstville, Wolli Creek as warnings against the debilitating effects of unbridled high-rise development. And let's honour past generations' battles to "keep the shire green and its water views unobstructed".

Bob Walshe, Jannali

## Precinct needed

The decision by Sutherland Shire mayor Kent Johns to withdraw Miranda as an activation precinct must, in the minds of many, be viewed as a deal done among Liberal mates — Annesley, Speakman and Johns.

Mr Annesley apparently said he could not support the council's proposal to nominate Miranda-Caringbah as one of the state government's controversial urban activation precincts.

So why is it OK to allow Sutherland-Kirrawee to remain one of the state government controversial UAPs?

Mr Annesley states: "We campaigned on handing planning back to local councils, and it's my clear preference these decisions are made locally".

So local decisions only extend to Miranda-Caringbah and bugger the rest of the shire!

Mr Speakman expressed "serious concerns".

What, those concerns don't exist in Sutherland-Kirrawee?

In my mind this whole issue of UAPs and how it has been dealt with by Cr Johns and his party faithful is a real concern.

Mr Johns, Liberal candidate in the forthcoming federal election, is this how the Libs will do business if they form government?

Garry Dunne, Kirrawee

## Traffic nightmare

I agree with Sue of Bangor "Traffic getting worse" (*Your View*, May 16). As soon as the Bangor bypass was finished, it used to be a brilliant run all the way to Sutherland. However, about a year later, as soon as you approach the merge of traffic from Bangor, the traffic just comes to a stop from there all the way to Sutherland. I believe it has something to do with the lights at Acacia Road and Princes Highway at Sutherland but would love if Sutherland Shire Council and the RMS could look into it.

Paula, Menai

## RE YOUR VIEW

welcomes letters to the editor. Your letters to about 200 words. Letters may be cut for space, for reasons. Anonymous letters published. Preference will be given to letters which allow publication of the name and suburb.

## Area's future

I agree with Hank Laan's concerns (*Your View*, May 9) about getting traffic in and out of Cronulla peninsula. The peninsula cannot be widened and I don't think Cronulla coming any time soon. A park area seems the only solution. Sutherland Shire Council reclaiming the foreshore of Gunnamatta Bay with similar concrete Club and Eloura Road. A two-lane road could link Tonkin Street to Searl Road, thence leading onto Searl Road. In my view Searl Road and the railway underpass is already

of the former Fisheries site will be demolished and the area grass and trees.

J. Cruickshank, Cronulla

## Key concern

Who are interested in what development in the shire. A development application to Sutherland Shire Council for a six-storey office building at Gympie. It will be at Kingsway and Street North where at the moment two buildings are being demolished and the area is being cleared and not for the better.

B. Watson, Gympie



THE proposed Urban Activation Precinct (UAP) has been described by Sutherland Shire Council as the future of the region but residents of Kurrajong Street, Sutherland, say it is a ticking time bomb hurled by the council into the middle of their street.

Parts of Sutherland, Kirrawee and Loftus have been nominated by the council to become a UAP where, if accepted by the state government, planning controls are handed over to Planning NSW in exchange for infrastructure funding. But Kurrajong Street residents said their homes have been incorporated into the UAP without their knowledge or consent.

"It would seem the council forgot to ask its residents," said long-term Kurrajong Street resident Karen Hughes.

The council has said it would receive about \$5 million in infrastructure funding in exchange for handing over planning powers of Sutherland, Kirrawee and Loftus.

But Mrs Hughes said she has heard that the final amount will

## Planning control move sparks development fears

really depend on the number of flats that are built in the area. "We have nightmares of our houses being bulldozed," Mrs Hughes said.

"The elderly are upset and worried. The anger is so thick it is tangible.

"Some are suffering ill health, psychological pain and anguish due to the spectre and the unknown of the UAP"

One resident, who did not want to be identified, said the first she heard about the proposed UAP was when she received a letter from a developer saying it wanted to visit and speak with her about purchasing her property.

CONTINUED PAGE 4

30/5/13



**Rising anger:** Residents of Kurrajong Street, Sutherland, say the council is trying to hand over planning controls over their street to the state government without their consent.

Pictures: Lisa McMahon

### RESIDENTS' DESPAIR

ARIE and Sheridan de Gruiter have lived in Kurrajong Street for 35 years.

They have raised their family here and Mrs de Gruiter (pictured) has been disabled for 25 years and is confined to a wheelchair.

"This is my home and my life," she said. "All my memories are here and they want to take it from me.

"We have made our house wheelchair friendly. This is a home, not a house. How do you replace a 35-year-old garden?

"We are too old and too sick to move. I'm sick and tired of this council and this state government.

"Why do we vote them in when they don't represent us?"

Mr de Gruiter said while they received a letter informing them about the rezoning under the new LEP, they still had not been officially informed that their street has been included in the proposed Urban Activation Precinct.

"It seems it has become a communist state where people have no choices," he said.





# Growth strategy under challenge

By Jim Gainsford

SUTHERLAND Shire residents have endured "repeated hits" from the council with endless planning changes, a councillor said last week.

Labor councillor Diedree Steinwall unsuccessfully called for the council to withdraw its submission to the Department of Infrastructure and Planning on the draft Metro Strategy.

The strategy aims to accommodate an extra 1.6 million residents across Sydney by 2031.

In its submission, the council said Sutherland's potential to accommodate some of this increased population was underestimated and the area should seek to take more.

Cr Steinwall is concerned about the council's comment in its submission that "Sutherland

## ■ Council aims for regional centre at Sutherland

could make a greater contribution" to the metro strategy and that "Sutherland Shire can deliver more housing opportunities".

"The whole thing is about furthering greater development in the area. I don't know what the residents have done to deserve this," she said.

"The residents have taken repeated hits from the council with the draft Local Environmental Plan, the Urban Activation Precinct, the proposed development for part of Waratah Park and the change of classification of the Sutherland Entertainment Centre, from community to operational land.

"It seems to me that Sutherland residents

have been continually hit by all these things.

"I don't think it is necessary that we also say in the Metro Strategy that we want more."

But mayor Kent Johns was quick to disagree.

"It is council's wish that Sutherland become a regional centre," councillor Johns said.

The Metro Strategy forecasts jobs growth for the shire at 7 per cent over the next 20 years, while for some parts of Sydney the forecast is 27 per cent, he said.

"If Cr Steinwall believes that below-average employment growth is something we should offer to our kids, then she should tell her constituents," he said. "We are here for economic

growth. Cr Steinwall does not want to keep up.

"We would never be and never want to be another Hurstville. But we could be a technological growth area and our kids will not have to travel outside of the shire for university or affordable housing.

"That's our vision here. It is not always a vision that is shared. But if we do not look at growth then other regions will get the opportunities."

Deputy mayor Kevin Schreiber said 86,000 people left the shire for work each day.

"We have got to have jobs and got to have plans for people to live here," he said.

But Cr Steinwall said: "The council is saying 'let the developers in and they will build high density and miraculously it will create jobs'.

"There is no talk about infrastructure."

## RSL Club's plans

We are indebted to George Capsis for reviving discussion of Miranda RSL Club's plans for a multi-storey development on publicly-owned land near Waratah Park, Sutherland, including the PCYC building (Your View, May 16).

It is not the case, however, that the club has so much money it can undertake such a venture. On the contrary, its finances are not in great shape.

The strategy fits neatly into the O'Farrell government's policy, contrary to its pre-election commitments, of attracting major developments and inviting proposals which would get sympathetic treatment in cabinet without the hindrance of proper community consultation.

And it has the blessing of all the local Liberal Party functionaries: the shire council, four state MPs and the RSL Club's president, deputy mayor Cr Kevin Schreiber.

As Sydney's population grows by 1000 a week the need to retain public land for present and future public requirements such as health, recreation, social and cultural purposes increases correspondingly.

There is certainly no case for public assets to be alienated in order to prop up a private club.

Only a storm of protests could offer any hope of rejection of this unconscionable scheme.

It should be emphasised, too, that Miranda RSL sub-branch, an entirely separate and respected organisation, has no connection with the club except as a tenant and has no part in this scheme.

Jim Ayling, Kirrawee

## ■ Last chance to have your say Planning laws under review

By Murray Trembath

RESIDENTS will get their last chance to have a say about proposed new planning laws at a public forum next week.

A session on the planning white paper will be held at Rydges Cronulla on Tuesday from 6pm to 7.30pm.

Trish Oakley, executive director, community and stakeholder engagement for the Department of Planning and Infrastructure, said the session was open to everyone but registration was necessary.

"We have already consulted widely but this is another opportunity for residents to learn more about the proposed changes and offer their feedback," she said.

"We will be asking some questions to gauge people's views about both the planning system and the future of their communities (and) there will be ample opportunity for general questions from the floor."

The government claims the changes will create "a faster and more transparent planning system" but community groups say residents will have far less say about development in their neighbourhood.

### AT A GLANCE

The state government's summary of the proposal:

- Upfront community participation.
  - Delivering infrastructure alongside growth.
  - Strategic planning to guide growth and identify areas to be protected from development.
  - A simple application system that provides certainty for projects, such as family homes, extensions and small businesses.
- Details: [planning.nsw.gov.au/newplanningsystem](http://planning.nsw.gov.au/newplanningsystem)

Under the proposal, councils will work with residents to develop a strategic local plan, similar to how local environmental plans are developed now. Most development approvals will then be "ticked off" without consultation with neighbours if they meet a range of criteria.

Planning Minister Brad Hazard wants 80 per cent of development applications to either not require approval or to be "fast-tracked" by a private or council certifier, or council planner within five years.

News



# Development under attack

By Murray Trembath

ANGER over recent development moves by Sutherland Shire Council and decisions by "independent" panels spilled over into a forum at Cronulla on proposed new planning laws. The forum was attended by about 70 people, several of whom vented their feelings about a range of matters, including the draft local environmental plan, urban activation precincts, Sutherland Entertainment Centre, Kareela Shopping Centre, Sylvania Marina and the Cronulla Sharks development. One speaker said he didn't get any information from the council and the only way he knew what was going on was by reading the *Leader*. Senior Department of Planning and Infrastructure officers, who conducted the meeting, repeatedly had to bring discussion back to changes outlined in the white paper, upon which the new planning system will be based. The meeting was told legislation would be

introduced in the spring session of Parliament and elements of the new system would progressively be introduced from early next year. Asked about the council's plans for an urban activation precinct covering Sutherland, Kirrawee and Loftus, a departmental officer said it would take time for the new system to be fully implemented and development needed to continue in the meantime. The officials said they had to "find new ways" to engage the community in preparing strategic plans for their areas, which is a cornerstone of the new system. The department was looking at how this was done overseas and by some NSW councils and was recruiting people with expertise in this area.

■ Did you attend the meeting? What did you think of it? Have your say theleader.com.au



- ### PLANNING CHANGES
- The meeting heard:**
- Local plans would cover all requirements and would be legally binding.
  - Appeal rights to the Land and Environment Court would continue, but the government was looking at simpler procedures, such as on-site hearings and people not needing legal representation.
  - Planning information would be online, interactive and accessible 24 hours a day.
  - The private certifier system would be strengthened in the areas of qualification, enforcement and penalties.
  - The make-up of the Planning Assessment Commission and joint regional planning panels would be reviewed to provide broader representation.

## Waiting in limbo

Re: "Urban renewal process" by David Roberts (Your View, June 6). I am an "owner left in limbo", in an area proposed for urban activation. Like many others statewide, we sit and wait for some faceless bureaucrat to decide the fate of our lives and homes. The area cited in the article contains 122 homes, mainly villas. Many young people, including those with families have already entered the housing

market and made their start. Some have built new homes on subdivided land. Few, if any, would be considered land rich. Council documents suggest the area could be units for young people working in the city. Do families, the ageing and the elderly not have the same need, that is, to be in close proximity to transport and services? Do we all want to live in units? I think not. Do we need to destroy an established area with newer housing to create more units? It does not make economic sense. Perhaps, David Roberts, a better answer would be to petition the government, both state and federal, to stop the massive loss of new housing being sold off to overseas investors.

Karen Hughes, Sutherland

■ MORE OF YOUR LETTERS PAGE 18

## Your View

### Sutherland's 'heart'

Re the article "Growth strategy under challenge" (*Leader*, June 6). I quite understand councillor Steinwall's objections. As Sutherland is a very old area of Sydney there is quite a bit of history here that should be retained — old hotels, Sutherland Entertainment Centre, Masonic hall, school of arts, to name a few. I feel very strongly about the entertainment centre and if it were to go I really feel Sutherland will have lost its heart. While "it is council's wish to become a regional centre" it may not be the wish of others. An important issue like this should go to all residents in the form of a questionnaire. Not good enough mayor Johns! Patricia Rasmussen, Sutherland

## Opt out of precinct

The article "Owners left in limbo" (*Leader*, May 30) is about the very real concern of affected residents as to the future of their homes. It is a human story and I did not delve into the technical details. David Roberts himself (Your View, June 6) shows little understanding of the process involved in determining whether an area will be an Urban Activation Precinct. Firstly, it would have been the right thing to do if council had asked the residents and wider community if they had wanted Sutherland, Loftus and Kirrawee to be offered as a precinct. They did not. Secondly, the community involvement comes at a later stage and may

allow modifications, but does not provide the opportunity to reject the scheme. The City of Sydney Council, in its submission, recommended "before any sites or precincts are included in the program, there should be consultation with local communities and consensus reached with the relevant council(s) regarding their inclusion". Mosman Council also posed the option of not proceeding at all. Once the process is started you are locked in. The state planning department has full control. Thirdly, two of our Liberal MPs made their own inquiries and found that they could not support a UAP in Miranda-Caringbah. Council withdrew the nomination.

Council should reconsider the nomination of Sutherland, Loftus, and Kirrawee and withdraw it. Our two other Liberal MPs should urge council to do so. Nell deNett, Bundeena

### It's 'open slather'

It is distressing though not surprising to read (in "Growth strategy under challenge", *Leader*, June 6) that mayor Kent Johns accused another Sutherland Shire councillor of "not wanting to keep up" when she challenged the current council's gung-ho approach to development in the shire. The "open slather" attitude of the majority of councillors is the result of the strong influence of developers.

The idea seems to be that any enterprise which makes money for a developer is OK because it gives some tradesmen work for a few months, no matter what it does to the shire's lifestyle. Building accommodation to crowd more people in to the shire won't create lasting jobs for those extra residents. We need a council with creative ideas both for encouraging enterprise which will provide work and for ensuring that housing is attractive and well-planned, with good amenities. Hang in there, Cr Steinwall, and keep speaking up for us! Bruce Hanna, Heathcote

■ MORE OF YOUR LETTERS PAGE 22



LEADER 9/7/13  
**Plans and 'new ways'**

Re the article "Development under attack" (Leader, June 18).

The officials (planning assessment commission) said they had to "find new ways" to engage the community in preparing strategic plans for the area.

I was under the impression that this was what the meeting was all about: community engagement and consultation. It appears that the residents do not want this LEP, so what part of no don't they understand?

Finding "new ways" . . . this is to try to condition the residents into accepting something that they do not want.

The residents are saying that they do not want this LEP, but the government appears to be going ahead with it anyway. They call this consultation.

I thought we lived in a democratic society.

**Ron Wilkinson, Caringbah South**

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## Roads to nowhere

Sutherland Shire Council has a lot to answer for! Why do they continually give approvals for more development with no thought for infrastructure, such as more parking stations and better roads? Build more parking stations and stop sending your revenue-making parking officers to prey on the unfortunate who cannot find anywhere to park.

Mark Campbell, Cronulla

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# Council mulls over shire's future

By Jim Gainsford

WHERE does the council want Sutherland Shire to be in 2036?

This is the big question raised in a council report on the state government's recently released draft Metropolitan Strategy for Sydney to 2031.

The strategy caters for a population growth of 5.6 million residents in 2031, an increase of 1.3 million.

It nominates six regions reflecting the economic geography of Sydney, with regional cities identified as the "capitals" for four of these subregions.

Sutherland Shire is in the South subregion,

## Regional-city status likely for Sutherland

where no regional city has been nominated. "Either Hurstville or Sutherland needs to take this position," the report says.

"Sutherland should be identified as the regional city of the South subregion."

The South subregion will have the lowest population growth over the next 20 years — approximately 6 per cent, up from 609,000 to 685,000. Population forecast for other regions of Sydney range from 18 to 36 per cent.

The council has taken a "short-term" view in planning, the report said.

"Council's policy direction has essentially looked to resolve current issues and concerns of residents."

A key decision for the council is whether it wants to change this approach. The report suggests a number of ways to see Sutherland become a regional centre (see panel right).

The council will decide whether to use these ideas in its submission to the state government on the draft Metropolitan Strategy.

Should Sutherland be a regional city?

Have your say  
theleader.com.au



## SUGGESTED INITIATIVES

- Extend the metropolitan area to include land to the east of Heathcote Road between Engadine and Sandy Point that is to be developed for a range of urban purposes.
- Promote the F6 corridor to establish regional links between the Illawarra and the M5 and Sutherland's role as a transport hub.
- Designate a Sutherland/Kirrawee/Loftus education precinct.
- Designate Lucas Heights research and technology cluster to expand ANSTO's operational and commercial capacity to provide employment.
- Establish Taren Point Business Park.



# Proposed rezoning unwelcome

By Jim Gainsford

SUTHERLAND Shire Council has received 2131 submissions including more than 1900 objections to aspects of its draft Local Environmental Plan (LEP) which puts in place zonings for all land in the shire.

A special meeting of the council was due to discuss the findings last night.

The response has prompted council staff to recommend "significant" changes to the draft plan.

They also called for it to be re-exhibited before it is referred to the Minister for Planning and Infrastructure for approval.

Key concerns were the proposed zoning changes, multiunit dwellings and the implementation of the housing strategy.

"Many considered that the plan does not preserve the shire's amenity, the lifestyle of residents, or sufficiently protect the natural environment," according to the council report on the public exhibition of the draft LEP.

"Many were concerned [it] promotes overdevelopment."

But some submissions also welcomed more development potential and improved

economic growth and the revitalisation created by attractive new buildings."

The final submission count showed that 1911 were against various aspects of the draft LEP, while 220 had no objections.

There were 538 which objected to the plan in general and 34 that supported it.

On the issue of loss of local planning to the state government, 273 submissions were against it and none were for.

Other concerns included: loss of lifestyle (648 submissions against, none for); loss of amenity (998 submissions against, none for); the three-storey heights (742 against, none for); changes to floor space ratio and landscaped area (785 submissions against, three for); and changes to development standards including lot size, width and subdivision (857 against and five in support).

The report said the aim was to find a balance between growth and amenity. It said residents wanted a public hearing and longer exhibition time for the plan.

**■ Did you make a submission on the LEP? What were your concerns.**



**On hold:** Councill staff have recommended that Sutherland Entertainment Centre reclassification should be postponed.

Picture: Chris Lane

Recommendations in the council report on the draft LEP:

**Sutherland Entertainment Centre reclassification:** It is recommended that the reclassification from "community" to "operational" be postponed until a development application or concept plan in line with community expectation for the site is received.

**Waratah Park (Miranda RSL development concept):**

Many submissions objected to the proposed zoning, height and floor space ratios (FSR) of the site.

"There is a misunderstanding the open space had been rezoned in the draft plan to allow residential flats. This is not the case. Waratah Park maintains its zone of RE1 Public Recreation," the council staff report states. But it recommends the removal of the

## THE MAJOR RECOMMENDATIONS

controls on the land zoned RE1 Public Recreational located north of the leisure centre.

The proposed development by the Miranda RSL is located to the north of Waratah Park on land formerly used as a bowling club and currently used by the Sutherland Croquet Club and Sylvanvale Foundation.

The Miranda RSL club has also made a submission seeking an increase in the FSR from 1:1 to 3:1 and use of the site predominantly for residential flat development.

The council report says some residential use may be kept, but it should be in conjunction with an educational facility or high quality aged care, including the Sylvanvale Foundation.

Crown Lands has also made a submission supporting an educational component.

**Kurrajong Street, Sutherland rezoning:**

There is significant community concern about loss of amenity in the area if it is rezoned. It recommends against the proposed R4 High Density rezoning of Kurrajong Street. But the council could proceed with rezoning along The Grand Parade, Linden Street and the west of Vermont Street.

**Caringbah centre:** Redevelopment of sites in the centre of Caringbah as exhibited in the plan would result in more urban environment, including some loss of views and amenity for some existing residents.

However, taking a strategic view, the centre is considered to be an ideal place for some increased density.

**Cronulla centre:** Submissions

to bring about revitalisation and redevelopment. Submissions also propose increases in building height next to the foreshore, with some objectors stating that they do not want "Gold Coast"-type development in Cronulla.

**Engadine:** Submissions both supported and objected to increased development potential in Engadine centre. There is significant community concern that the 25 metre (7/8 storey) height proposed in the centre is excessive. It is recommended all heights in the centre be reduced from 25 metres to 20 metres, still allowing six storeys.

**Zoning of Scout land at Bundeena:** Many objected to rezoning of previous Scout land at Bundeena to RE2 Private Recreation. It recommends it be changed to E2 Environmental Conservation with "recreation



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## it did you expect?

ed up with residents complaining about Sutherland Shire councillors.

did you expect when you voted for them?

you really expect a council dominated by the 1 Party to *not* be the developers' best friend?

you expect them to *not* slash council jobs?

you expect them to *not* stack committees?

you expect them to *not* bulldoze through per-friendly policies?

you expect them to *not* push high-rise development into new areas?

did, then at best you were very naïve.

isquote US politician Adlai Stevenson: "It is enough to have every intelligent person [in the] voting for us - we need a majority."

out doubt, this has to be one of the most corrupt and divisive councils that the shire has had, but they were elected with a huge major-

ity; so, thanks to you, now we're stuck with them.

**William Hick, Engadine**

## Over-development shadow

Congratulations to Jim Gainsford for his excellent coverage of the draft local environmental plan 2013 (*Leader* July 30 and August 1).

It now seems clear that the mayor's grand vision for the shire is not shared by the residents.

Democracy is after all "for the people, by the people" and this seems to have been forgotten by our Liberal councillors.

The mayoral minute last week stated: "Our priority is then to focus on the centres and therefore removing the necessity to increase densities in our traditional neighbourhood areas of lower density which are reflective of our unique environment."

However, the changes to the floor space ratios (increased) and the vital landscape areas (decreased)

in these areas means greater site coverage with bricks and mortar and concrete.

With increasing numbers of multi-unit dwellings and huge traffic increases, the word "over-development" becomes a horrible reality.

Even the centres with the great increase in heights and rezonings all cast a shadow over the shire.

**Dr Jean Leyendekkers, Caringbah**

## Progress stymied 8/8/13

When anti-development types have it their way, and sensible development is stymied for 15 years, they call it democracy.

But now that the council is finally making the necessary plans to ensure we meet the housing needs for our future generations they call it corruption. We wouldn't be in this position if the shire hadn't been so anti-development for so long.

**Vaughn, online comment**

LEADER

# Street won't be rezoned, for now 8/8/13 LEADER

ainsford

## SUTHERLAND SHIRE 2013 DRAFT LEP

MENTS on Kurrajong at Sutherland have gripe with Sutherland Council deciding to push ahead with rezoning their street to high density under its Local Environmental Plan but this may only be a temporary relief. They will be left low while lots facing the Parade, 68 and 70 Street and 48 Verreert, Sutherland, will be rezoned to high density. It may be a hollow vic-

by the council as the Sutherland Urban Activation Precinct.

This means planning controls for the whole area may be handed over to the state government in exchange for infrastructure funding.

An estimated 200 residents attended a public meeting on July 28 to voice their objection to mayor Kent Johns over the upzoning of Kurrajong Street to high density under the council's draft LEP.

A Kurrajong Street resident said: "It seems the council forgot to ask its residents."

According to the council report on public submissions to the draft LEP, the proximity of the Kurrajong Street precinct to the Sutherland town centre is suitable for development rising from 16 metres, or four to five storeys, to 20 metres, or six storeys.

But following the community outcry, the council has scaled down the area for proposed rezoning.

"Given the level of opposition to the proposed rezoning of Kurrajong Street to R4 High Density Residential, it's recommended the council



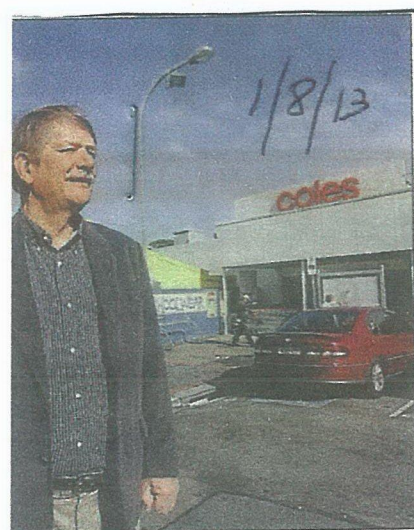
**Reprieve:** Our May 30 story on the plight of Kurrajong Street residents.

Instead, the area can be divided into two parts, the properties facing the (Grand Parade) overpass and the rest.

As no objections were received from properties facing the overpass it is considered "appropriate that at this stage only the properties facing the overpass be rezoned to high density zone".

But the report concludes: "If the council's nomination of Sutherland/Kirrawee Centre is accepted under the Urban Activation Precinct program, the potential of the Kurrajong Street precinct will be reconsidered in more detail."

reconsider the proposed rezoning," stated the council's summary on LEP submissions.



**Proposal:** Councillor Phil Blight at the Caringbah wants the public to have a say before any decision.

## Councillor fights 16-storey height plan 8/8/13 LEADER

HIGH-RISE of up to 16 storeys, or 46 metres, would be allowed on the Coles site at Willarong Road, Caringbah, under a late amendment to the draft Sutherland Shire LEP.

Councillor Phil Blight described the proposal as "horrific" and called for the proposed building height for the site to be reduced from 46 metres to 20 metres and to be re-exhibited for public comment.

"We should ask the public whether anything like 46 metres, or 15 to 16 storeys, should be built on the site," he said.

"We are getting these massive heights and densities all over the shire.

"This is not sensible development and would be opposed by the vast majority of the community."

Councillor Scott Williams attacked Cr Blight and said he had never mentioned his concerns in relation to the height at this site before.

"That's because I have just found out about it," Cr Blight said.

The proposal was one of a number of amendments to the draft LEP given to councillors just over an hour before Monday night's council meeting.

Cr Williams, who is on the commercial opportunities committee, almost revealed some confidential information about the site before being cautioned by the mayor.

Cr Blight said a 46-metre development would be 50 per cent bigger and higher than Meriton's Catalina development on Port Hacking Road.

His amendment was lost and the 46-metre height proposal for the site was included in the draft LEP to go on public exhibition.

"My point is not to be proscriptive on the height but to put it out and see what the public feels is appropriate," Cr Blight said.

"Now they won't get a chance. It will be re-exhibited but the decision is that the council will go ahead with 46 metres."

— Jim Gainsford



## Development rules 'ignored'

O, no. Our mayor, Kent Johns, is completely g in asserting Sutherland Shire Council has more tant things to debate than the principle of adher- to rules ("Council approves unauthorised work", 27 July 25).

Phil Blight pointed out: "This is a developer who s our building rules inside out", yet the oper, Allen Sammut, [apparently] made the deci- o ignore those rules and commence unauthorised front construction on his property.

penalty? Mayoral approval.

rough lack of familiarity you have confused iple, councillor Johns, with principal (as incipality).

herland Shire is apparently your little fiefdom to the rules at your whim.

Col, Miranda

## Please explain

1/8/13

Wish I had known when building our house a while back that we could just have ~~gone ahead~~ and built, and then had the plans approved in retrospect.

Our plans took more than six months to be passed and in that time the cost of the new dwelling went up four times. But then of course I'm not Allen Sammut. What a farce! His neighbours have every right to object. What's the point of lodging a DA when you know you're just going to go ahead and disregard it.

Absolute disgrace.

Kerrie Trotter, Caringbah South

## No tabloid trash

LEADER

As an avid reader of the *Leader* I find it a wonderfully informative publication.

It keeps residents of our beautiful shire informed and educated on important issues.

But I must admit after reading the article "Council approves unauthorised work" (*Leader*, July 25), I was confused as to the point of the article.

Mr Sammut appeared to go through the necessary steps to acquire approval for the structure.

It was consequently given the green light.

How did this story make its way on to page 3?

Please can we keep the tabloid journalism out of the *Leader*?

Use the valuable editorial space for articles that enrich the reader's experience.

Justin Gallagher, address withheld

■ MORE OF YOUR LETTERS PAGE 18

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1/8/13

Leader

## Mayor's push for high-rise

FROM PAGE 1

Shire Watch Independents councillor Peter Towell said: "More than 2000 people had made submissions and none of them have been listened to."

Councillor Johns said that less than 5 per cent of the shire would be affected by the increased densities.

He said the changes set the strategy that consolidated development along the transport corridor.

"The council is faced with the difficult task of meeting the future housing and employment needs of Sutherland Shire's residents, while also trying to maintain the qualities of the shire that make it such an attractive place to live," he said.

"The council's vision for the future of the shire must integrate with the state's vision for Sydney and its role in the global economy. It is an extremely difficult task to get this balance right."

The amended SSLEP 2013 will be sent to the NSW Department of Planning for gateway determination.

Once received, the department will inform the council of the required exhibition period, during which the community will be invited to comment.

The council staff will then prepare a report on the submissions, which will be tabled at the council, before the final amended plan is referred to the Minister of Planning and Infrastructure for approval.

Detail on the amendments to the draft LEP 2013 can be found in the meeting and minutes section of the council's website:

# Grave fears for centre's future

By Jim Gainsford

1/8/13

THE Sutherland Entertainment Centre site will be reclassified from "community" to "operational" under an amendment to the draft Local Environmental Plan 2013.

This was one of a number of last-minute changes made in a mayoral minute by councillor Kent Johns and presented to councillors just over one hour before the start of this week's council meeting.

Council staff had recommended that any reclassification should be deferred.

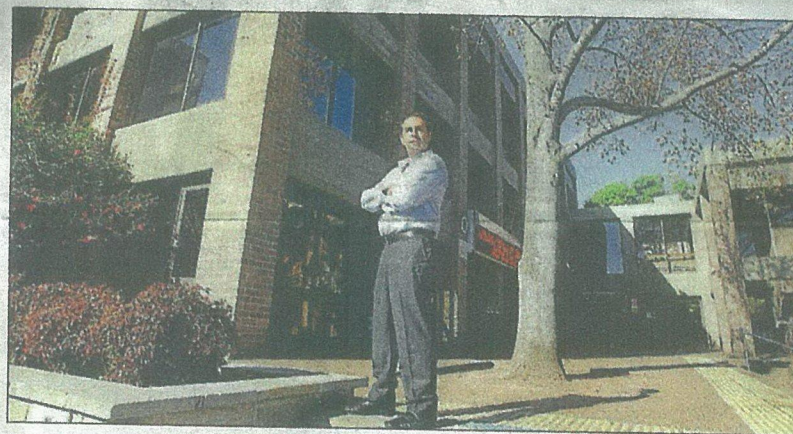
The council is required to rezone the land under NSW government legislative changes but also wants to reclassify the entertainment centre at 30 Eton Street from "community" to "operational" in accordance with the surrounding land.

Councillor Carmelo Pesce previously said the only way the council could improve the building was by increasing rates or "investigating a way forward with a developer" that would mean no cost to ratepayers.

But an amendment by Labor councillor Diedree Steinwall for the centre to remain classified as community was voted down by councillors.

"We received 297 submissions just on Sutherland Entertainment Centre. Of these, one was for reclassification and 296 against," Cr Steinwall said.

"The entertainment centre needs to be



**Upgrade needed:** Councillor Carmelo Pesce outside Sutherland Entertainment Centre.

rezoned, it doesn't need to be reclassified.

"The entertainment centre is classified as community. The community has control of it.

"Once it is reclassified as operational that leaves it open to other uses. We haven't had the opportunity to discuss what we want to do with it.

"Once we reclassify it as operational it doesn't belong to the community and we are not just talking about the entertainment centre but a huge site around Peace Park."

Councillor Phil Blight said the council

had received hundreds of submissions on the proposal and all said they wanted the centre to remain as community.

"All these people have grave concerns about the reclassification," he said.

"To get an entertainment centre of some standard we are now looking at a 20-storey plan on this site to do it.

"Until we decide what we will do with it, it should remain community."

But Cr Bruce Walton (independent) disagreed.

"We have said we will not be selling it," he said. "In fact we want to improve it.

"We want to look at a way to make it viable. We are not selling it. Over my dead body will it be sold."

Cr Pesci also spoke against Cr Steinwall's amendment.

"This entertainment centre is costing us \$500,000 a year to maintain. We need to upgrade it.

"This entertainment centre will stay in the community forever."

Deputy mayor Kevin Schreiber said the centre had become a white elephant.

"By making it operational you are leaving it open to what can be done. It will not be sold," he said.

Cr Steve Simpson said: "We have the opportunity to look to a joint venture by making it operational."

Cr Steinwall's amendment was lost, meaning the proposal to reclassify the land now becomes part of the draft LEP to be re-exhibited.

Cr Steinwall was also concerned about amendments to increase height levels at three sites in the Sutherland centre from the recommended 30 metres to 40 metres (approximately 13 storeys).

These are at 40-47 Eton Street, 10-22 Merton Street and 1-3 Oxford Street.

"It is very unfair to Sutherland residents to be burdened with such increases in height and density," she said.

This amendment was also lost.

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## LEP opponents dismissed

Sutherland Shire Council's meeting on July 29 debated and approved the amended draft LEP 2013. The proponent councillors dismissed the value of the 2000-odd submissions from residents, debating only lobbied piecemeal amendments, some for more development.

However, not debated was the recommended general 8.5-metre limit height, only slightly down from the originally proposed 9-metre height, for the bulk of the shire's low-density residential area.

Council's attempted justification: "It is recognised that an 8.5-metre building envelope with no pitched roof will also create overshadowing; however, an 8.5-metre building envelope does not comfortably fit a three-storey building, and is therefore less likely to occur."

Reliance on "less likely to occur" is no comfort.

James MacLachlan, Jannali

## Shocked

I attended the Sutherland Shire Council meeting on Monday night along with my mother. We stayed long enough to be certain that the majority of councillors, led by the mayor, were ignoring the bulk of submissions regarding the LEP 2013.

The councillors were also ignoring the staff's recommendations. This was quite a shocking spectacle for me.

I am a 17-year-old student and did not realise that a council could be so political and cynical.

I thought councillors were supposed to represent the wishes of the ratepayers, and not some other agenda.

Lachlan Mabbutt, Gympsea Bay

## Public outrage at draft LEP changes

AN ANGRY crowd in the public gallery at Sutherland Shire Council's meeting made their feelings known over proposed planning changes.

The council was reviewing more than 2100 submissions to its draft Local Environmental Plan 2013 along with a number of last-minute amendments contained in a mayoral minute and given to councillors just over an hour before the meeting started.

As the Liberal block repeatedly voted down a number of amendments put forward by Labor councillors, temperatures rose in the public gallery.

Members of the public gallery called "shame, shame" and "call ICAC".

The Liberals voted for a last-minute amendment to reclassify the site of Sutherland Entertainment Centre from community to operational land.

As they rose in a block to vote it through, a sheep call of "baa baa" was heard from the crowd.

Councillor Phil Blight lost his amendment to another last-minute change that would allow heights of up to 16 storeys, or 46 metres, at the Coles site at Caringbah.

"Let's all move to Rockdale," one of the public called out.

Finally, mayor Kent Johns described the draft LEP as a good plan that allowed for increased density and housing stock.

"Our population has not kept pace with the population of Sydney," he said.

"Great!" said someone in the gallery.

Reports by Jim Gainsford

SUTHERLAND Shire Council made a number of last-minute amendments to its draft Local Environmental Plan 2013 amid catcalls from the public gallery on Monday night.

The LEP was on exhibition for 44 days (March 18 to May 1) but mayor Kent Johns introduced a number of changes in a mayoral minute that councillors received at 5.10pm, just before the 6.30pm council meeting.

Some of the late changes introduced by the mayor and due to be re-exhibited publicly included a 46-metre height limit (16 storeys) for the Coles site at Caringbah, and the reclassification of Sutherland Entertainment Centre site from community to operational land (SEE STORES PAGE 4).

Another change was an increase in recommended height from 30 metres to 40 metres for sites at 41-47 Eton Street, 10-22 Merton

## Mayor's last-minute push for high-rise

Street and 1-3 Oxford Street, Sutherland. A call by ALP councillor Diederik Steinwall to have the matter deferred for a week so that councillors could read the contents of the mayoral minute was defeated.

"It just doesn't reflect well on the 2131 submissions we received from residents if we don't take the time to treat their submissions with respect," Cr Steinwall said.

"It is negating the total value of the residents' comments."

Cr Phil Blight also called for the matter to be deferred for a week.

"Over 2000 submissions were received from shire residents with the vast majority opposing the mayor's intention to massively increase development in the shire," he said.

"We need sensible development that has the support of the shire's residents."

CONTINUED PAGE 4

# Planning blindside

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LEADER



## SHARE YOUR VIEW

The *Leader* welcomes letters to the editor. Please keep your letters to about 200 words and include a daytime phone number for clarification. Letters may be cut for space, clarity or legal reasons. Anonymous letters will not be published. Preference will be given to letters which allow publication of the author's name and suburb.

### Council follies

Justin Gallagher (Your View, August 1) you are so wrong. If it were not for the *Leader* we would not know what the dictatorship called "mayor Sutherland Shire Council" was up to.

The current Liberal-dominated council led by councillor Kent Johns is taking no notice of the wishes of the majority of the shire. The only people who will benefit from the changes he proposes are the developers.

We have seen what he did to Rockdale and now he wants to do it to us. Not only that, but he proposes to move into state government, and someone else will have to clean up his mess. The roads and public transport cannot handle the load now; what will it be like with all the additional development? Perhaps someone can advise how to get the present councillors removed.

Alan, Oyster Bay

### Planning frustration

Employment in local government must be tight at present. I mean, why would any principled council officer remain at Sutherland Shire Council under the current council?

Having been instructed by council to submit a report on a development or project, and having done so in accordance with local government and council regulations, only to see their recommendations rejected repeatedly or overturned by council led by Kent Johns, [they] can only wonder: why bother?

Dennis Dostine, Sylvania

### Planning views

"Planning blindside" (*Leader*, 11/8/13). The draft LEP does not go far enough in addressing the housing shortages of the area. The submissions mentioned are letters typed by retired millionaires who want to ruin our kids' future by moving them out of the area. *Leader* has also played a biased role only advocating the SOS view. The council was voted by the majority, tens of thousands of people don't think it should be intimidated by a select few that think they own the shire.

Carmel, online comment

### Building needs

When anti-development types have it their way, and sensible development is stymied for 15 years, they call it democracy.

Now the council is finally making the necessary plans to ensure we meet the housing needs for our future generations they call it corruption.

We wouldn't be in this position if the shire wasn't so anti-development for so long.

We live in a city, that means big buildings and lots of people get over it or have a sea change.

All you young people should be so thankful that this council (albeit pushed by their Liberal state masters) have had

# Rezoning go on show

By Jim Gainsford

SUTHERLAND Shire Council received 47 specific rezoning requests to be incorporated in its draft local environmental plan 2013.

These ranged from a request by Miranda RSL Club to amend the zoning of land north of Waratah Park, Sutherland, to build 500 units, to a request for more community housing at Menai.

Those accepted by the council have been included in the draft LEP to be exhibited for public comment.

Hammondville Care sought a change for a site at 19 Kiama Street/88-110 Bellingara Road, Miranda, from R2 low density residential to R3 medium density residential. This would be more consistent with the site's approved master plan for seniors living, which the council agreed to put on exhibition for public comment.

There were 54 submissions opposing the exhibited RE2 private recreation zoning for land owned by the Scouts Association at Bournemouth Street, Bundeena. It was recommended the current zoning be retained and the land zoned E2 environmental conservation, with recreational camps and ecotour-

ism allowed as an additional permitted use.

The Bangor Residents' Representative Group requested the council rezone all of Billa Road Peninsula to E3 environmental management to prevent further expansion of Inaburra School. But the council report said the zoning was inappropriate.

Two major landowners on the Kurnell peninsula, Besmaw Pty Ltd and Breen Property, said the proposed zoning in the draft LEP would result in a reduction in the development potential of their sites.

The inclusion of the Besmaw and Breen land in the LEP was deferred for further discussion with the Sydney Airport Corporation on the appropriate level of residential development that would be incorporated on the sites.

St George Community Housing objected to the loss of development potential of several of their properties at Menai which would be rezoned from Zone 4 local housing to E4 environmental risk, which prohibits dual occupancies.

But the council said the benefit of enforcing more stringent development controls in high bushfire risk areas outweighed the need for more affordable housing in the Menai area.

the balls to take on this issue and all the vocal, noisy, selfish minorities.

Now you too will be able to afford a unit in the shire, hopefully make some money on it when it's time to upgrade to something bigger, then buy a house.

Vaughn, online comment

### Liberals' policy

I'm a concerned shire resident. Concerned that the majority Liberal councillors are selling off and out the shire to developers.

If the mayor was genuine in his concerns for residents he would have given councillors a week to read through his 25 (or was it 35) page minute. I fear this council is being run by one person.

Why would councillors ask for spot increased density zones when they do not even represent that ward?

FUSSOS, online comment

### Some democracy

I also put in a submission as I have lived in the shire for 38 years and finally saved up enough money to move to Cronulla away from the development in Caringbah only to have the LEP changes impacting where we are.

I feel for the council staff who put a lot of work into reviewing the LEP submissions and coming up with a recommendation document only to be overturned by mayor Kent Johns (some democracy).

Alainat, online comment



# Roads 'Sydney's most congested'

By Murray Trembath

SUTHERLAND Shire residents battle the highest levels of road congestion in Sydney, the final report of a \$250,000 NRMA study has revealed.

Research found car travel times between the shire and the Sydney CBD in peak periods were 25 per cent longer than from similar distance centres around Sydney.

The "Get Sutherland Shire moving" report says shire residents spend 84 minutes a day travelling.

This compared with 78 minutes a day on average in metropolitan Sydney, even though average trip distances were similar.

"This shows that Sutherland Shire residents on average face greater levels of congestion than the average congestion levels faced across Sydney," the report says.

The study lists an extension of the F6 from Waterfall to St Peters, including connection to the planned WestConnex motorway, as the No.1 strategy for dealing with the congestion problem.

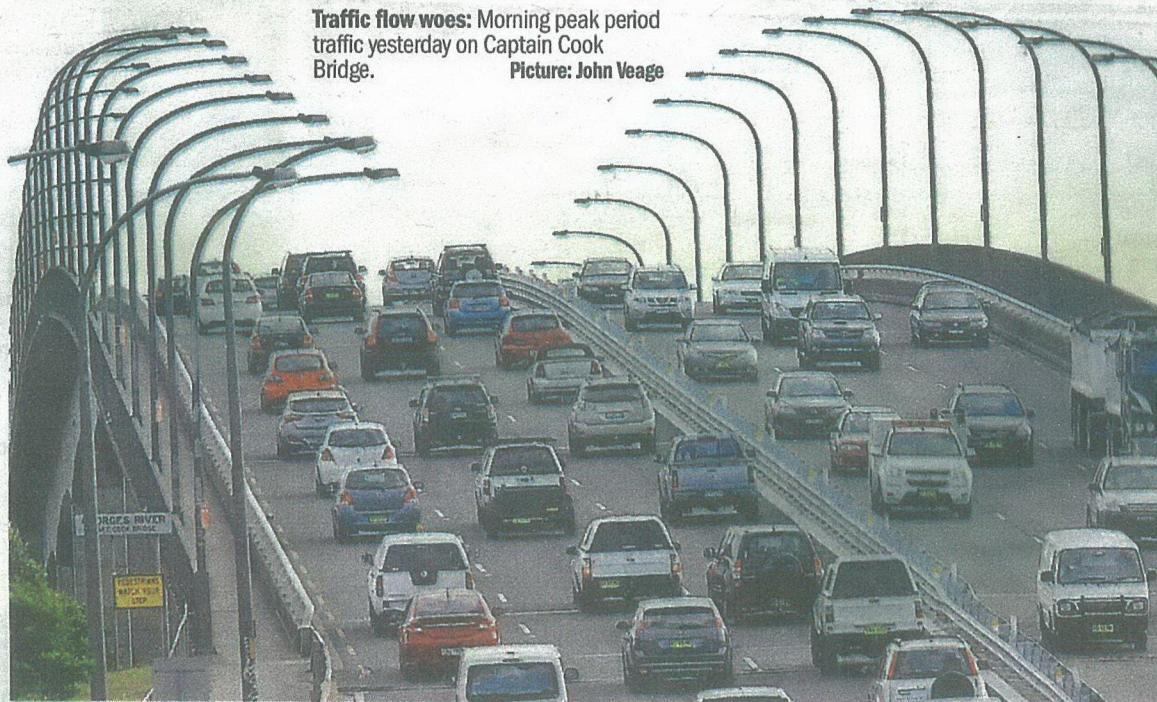
Other recommendations include reviewing signal phasing and signal co-ordination on major roads such as Taren Point Road and President Avenue; upgrading Princes Highway, Linden Street and Heathcote Road; and introducing bus-based, public transport improvements to reduce demands for private vehicle travel.

NRMA deputy-president Michael Tynan said "long-suffering shire motorists" needed both state and federal governments to act, as well as Sutherland Shire Council.

"We know the F6 Extension will immedi-

**Traffic flow woes:** Morning peak period traffic yesterday on Captain Cook Bridge.

Picture: John Veage



## BUS, TRAIN USE

PUBLIC transport was also found to be letting down shire residents.

"While train frequencies and travel times towards the Sydney CBD are comparatively very good, these benefits have led to strong park-and-ride demand at stations," the report says.

"These demands are not being met at many locations and overflow parking into nearby commercial and residential areas is a common consequence.

"Furthermore, the rail system is focused on trips to/from the CBD (and intermediate locations) but the trend is for a diversification of travel patterns which are not well serviced by the fixed rail system.

"Buses are relatively poorly used within Sutherland Shire. With limited services and no bus priority facilities, there is little incentive to use these services.

"The growing importance of connections to Sydney's southern and western sub-regional centres cannot be understated."

## THE BLOCKAGES

The top five challenges were identified as:

- Insufficient north-south traffic capacity
- Capacity issues at major intersections
- Park-and-ride capacity issues
- Insufficient bus services and bus priority for trips to subregional centres and locally
- A growing need for community transport for an ageing population

## Peak periods worst says NRMA

ately reduce congestion and deliver real benefits to the community through reduced travel times, reduced emissions and less wear and tear on vehicles," he said.

The report says Princes Highway was trying to cater for inter-regional, intra-regional and local trips "at the same time and in the same space".

"Other north-south roads such as Heathcote Road and Taren Point Road are similarly congested as there is simply insufficient north-south road capacity," it says.

"At the same time, the limited number of north-south routes means that intersections with key east-west roads such as President Avenue and Kingsway are source points of congestion, with heavy turning movements focused on these intersections.

"Long queues in turn bays are common."

■ Do you agree with the findings?  
Share your view at [theleader.com.au](http://theleader.com.au)





24/9/13 LEADER

## Beware the amendment

Residents of Sutherland Shire, you are being duped! On the one hand Sutherland Shire Council has extended exhibition of the new LEP, supposedly to ensure the public has ample time to consider this wide-ranging new planning legislation.

But at the same time, amendment 20 (which greatly increases the allowable size of buildings and reduces the amount of required landscaping in all residential areas) has been hurriedly brought forward to this week.

If passed (which is the inevitable outcome in our unilateral council), this amendment will become part of the current LEP. Your comments on the new LEP 2013 will be redundant. Don't let them get away with this attack on our right to have a say about what type of shire we want for ourselves and our children. Act today. Write, phone or email the council and say "No Amendment 20".

Jenni Gormley  
Sutherland Shire Environment Centre

LEADER 3/9/13

## RSL's cash grab

25  
2

Miranda RSL's proposal to build 500 units in Sutherland is nothing but a money-making venture with no thought to the people of the shire.

They have thrown in a crumb of 21 per cent for seniors housing, hoping to placate the locals giving the RSL (a much more lucrative) 79 per cent for residential development.

If this proposal goes ahead the shire will not only have a building out of proportion to the rest of the area but will also lose bushland reserve. The money made will only line the pockets of the few.

Carolyn James, Como

**MORE OF YOUR LETTERS PAGE 22**

LEADER 3/9/13

## Road congestion irony

Did anyone else notice the irony of last week's headline articles? (*Leader*, August 27) "Sharks seal project" (page 1) and "Roads Sydney's most congested" (page 3).

Not one mention of how our "\$300 million retail and residential town centre" will help manage the nightmare from the "limited number of north-south routes", (Taren Point Road mentioned here), which are "source points of congestion".

And what about the increase in numbers from this newly "integrated community" and of course Greenhills Beach?

Doesn't matter what you are sitting in — "possible shuttle and permanent bus routes identified" (page 1); "public transport was also found to be letting down shire residents" (page 3) — you will be sitting for a long time!

Camille Valvo, Grays Point



# Public inquiry call

By Murray Trembath

KENT Johns's turbulent year as mayor of Sutherland Shire ended last night amid allegations of special favours being given to developers and friends with Liberal Party connections.

Cr Johns did not seek re-election at a special council meeting to choose the mayor and deputy mayor for the next 12 months.



Cr Kent Johns

## Focus on 'special favours' allegations

He announced he had referred the matters, which were raised on the weekend in Fairfax Media, to the Independent Commission Against Corruption and the Department of Planning.

Cr Steve Simpson was elected the new mayor and Cr Tom Croucher the deputy mayor at the meeting, which was scheduled before the weekend media reports.

In a mayoral minute, Cr Johns said he was confident that when full investigations were undertaken, his actions and those of any other councillors would be found to be lawful.

"I should not be a lightning rod for this council and therefore I won't be standing as mayor," he said.

The council voted to ask the Minister for

Local Government for a full public inquiry.

Earlier in the day, Cr Johns told the *Leader*, "The matters have to be cleared up, and and I don't want to be a distraction from what the council needs to do."

Cr Johns denied any wrong-doing, and rejected suggestions he aimed to provide "windfalls" to particular developers through rezoning proposals.

He said he had never received personal gain from his roles on the council.

CONTINUED PAGE 2

# Special treats

By Linton Besser,  
Fairfax Media

## Radical planning rules

DEVELOPERS, home owners and businesses with Liberal Party connections have been shown special treatment by Sutherland Shire Council and its former mayor Kent Johns.

In just 12 months since Liberals gained 10 of 15 seats at the council, it has undergone a restructure that has led to the sacking of its most senior directors and the abolition of its internal ombudsman.

Established members of independent assessment panels have been replaced by hand-picked candidates while decades of planning controls have been swept away.

Despite campaigning for his spot on the council on a platform of "stopping overdevelopment," Cr Johns, the failed Liberal candidate for the fed-



Active in the Liberal Party:  
Matt Daniel. Picture: Nick Moir

eral seat of Werriwa, has pushed through radical new planning rules that will vastly increase the density of building across the shire, conferring windfalls on a select list of property holders.

At the same time, the party has been soliciting federal campaign donations from developers who might benefit from

precisely these changes.

It is illegal for property developers to donate funds to state politicians or local councillors but there are no restrictions on donating to federal candidates and their party.

A *Fairfax Media* investigation uncovered documents establishing Cr Johns was secretly assisted in drafting radical new rezonings for the shire by Matt Daniel, a former Sutherland Shire councillor and an undischarged bankrupt active in the party's backroom.

Mr Daniel admitted to *Fairfax Media* that he advised developers who were connected with the Liberal Party and at the same time encouraged them to contribute to Cr Johns's federal campaign.

CONTINUED PAGE 4

## Public inquiry call

FROM PAGE 1

Cr Johns said he had made "a lot of enemies" by "trying to change the culture of the council too quickly".

"I probably upset a few people and that's what is motivating all this."

### Fund-raising concerns denied

FORMER state MP for Miranda, Graham Annesley, denied concerns by some Liberal Party branch members over finances for his 2011 election campaign had any bearing on his decision to quit.

Fairfax Media reported that, more than two years after the election, conference workers were unwilling to sign off on donation disclosure forms because of concerns about possible developer contributions which are banned.

"As the candidate I had no role in the financial reconciliation of the fund-raising efforts for the campaign," Mr Annesley said. "That was appropriately a function of the local executive and the party centrally."

"The state director has stated publicly already that all accounts from the 2011 election have been fully audited."

Menai MP Melanie Gibbons, a close friend of Cr Johns, denied receiving special treatment when she queried a neighbour's development application for the extension of his Woronora home. Ms Gibbons said, based on the reply to "some simple questions" the mayor asked of council staff, she had decided not to object to the development application.

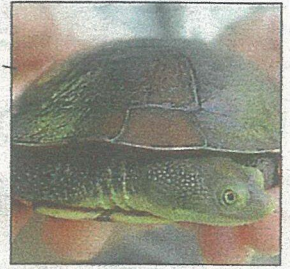
24/9/13  
LEADER



# Brick pit 'ecological disaster'



## Fears for fauna and flora



**Pit wildlife:** The site was known to contain (above) ringtail possums, eastern long neck turtles and coots (below).



by Kate Carr

THE South Sydney branch of VIRES has condemned the clearing of the Kirrawee brick pit site, claiming it is an "ecological disaster" for Sutherland Shire.

Branch president Michael Desandro, of Miranda, said the site had been graded down to bare soil and criticised Sutherland Shire Council for not imposing a flora management plan.

"The site is known to contain eastern long neck turtles, more than five species of frogs and eels, ringtail and brushtail possums, microbats, coots, moorhens,

ducks and other water birds, snakes (wood snakes and red bellied black snakes) and blue tongue lizards," Mr Alesandro said.

He said WIRES had been denied access to the site, and that he had grave fears for many of the animals which had been living there.

"The management of the development by Sutherland Shire Council has been a total failure and no provision was made for the safe removal of the animals before clearing started," Mr Alesandro said.

A Sutherland Shire spokeswoman said the developer Payce had been fined for removing a

tree which was thicker than 100mm and therefore prohibited from being cleared.

She said a number of blue tongue lizards had also been relocated to nearby bushland.

"The works have included the removal of vegetation comprising of weeds and non-endemic species such as the Cape Leeuwin wattle, cotoneaster, golden wreath wattle, lantana and large leaf privet," the spokeswoman said.

A Payce spokesman said he was not aware of any animal being injured on the site.

"Payce is committed to protecting wildlife during the clearing of

the site and is working closely with Sutherland Shire Council to ensure the protection of any native animals," the spokesman said.

He said site was home to feral cats, and clearing had involved the removal of many noxious weeds.

"We will continue to do everything possible to protect natural fauna on the site," the spokesman said.

**Are you concerned about wildlife at the Kirrawee brick pit site?**

Have your say

[theleader.com.au](http://theleader.com.au)



It's easy to criticise, Samuel, when you don't give your name (Your View, September 12).

Leader readers do not know who you are or what you represent. You could be a developers' lobbyist.

If you consider that 2031 submissions to the draft LEP is not representative don't blame Save Our Shire; contact the council and complain to them.

We endeavour to provide a service to residents to explain issues that are complex and could affect their lifestyle and the shire's environment.

In this particular exhibition the council failed to connect with the general public, despite the 83,000 letters sent to all dwellings.

There was an overwhelming amount of information on the council website; there was none on the streets where people gathered (except for the successful SOS street stall in Cronulla).

The aim of this draft LEP is for a huge increase in high-rise flats in the centres and a huge decrease in landscape area in all residential zones.

Neil deNett, Save Our Shire

## RSL must reflect

Re the proposed Miranda RSL development (Leader, September 12), Miranda RSL has been a struggling club for a number of years and has only managed to survive by selling off property assets.

The Miranda RSL board needs to have a good look at itself and ask, "Why are we here?"

They should improve the core business model and not move into property development.

Robert Sample, Gympsea Bay

**MORE OF YOUR LETTERS PAGE 18**

## Development concerns

The new proposed LEP which has gone on public display raises concerns for ordinary shire residents. It seems to favour the interests of the development

lobby rather than the long term interests of the community.

The mayor made serious last minute changes to the plan and stifled debate, whilst pushing his changes through instead of allowing time for councillors to digest the new proposals.

He argues that the Liberals were given a mandate because of their big vote at the council elections last September. This is not quite true.

The public is not stupid. The people did not vote for overdevelopment and the further loss of our amenities.

So if people are not happy with the mayor's changes in the LEP they should express their concerns.

If apathy prevails and we do and say nothing, the developers will run riot.

George Capsis, Cronulla

LEADER



## Councillors lobbied for support

AMONG sites Matt Daniel took a behind-the-scenes interest in was a major development at 531 Kingsway, Miranda.

He assisted the Tripodina family in their pursuit of the development and *Fairfax Media* established he lobbied Sutherland Shire councillors to support the project at the same time.

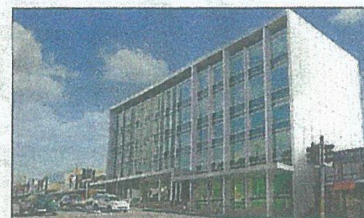
He said last Friday: "It is my understanding that Mr Tripodina [sic] is a supporter of the Liberal Party. I recall asking for support for the federal campaign, however I cannot recall

asking them for financial support for the campaign."

Mr Daniel was assisting Kent Johns's campaign for the seat of Werriwa.

Santo Tripodina, who together with his family is a member of the Cronulla branch of the Liberal Party, declined to discuss the site and the family's discussions with Mr Daniel.

Mr Daniel also secretly lobbied Sutherland Shire councillors to support a redevelopment at 748-750 Kingsway, Gympie, urging them to send the proposal to increase density beyond



Under way: 531-533 Kingsway, Miranda.

planning rules to the Department of Planning as a matter of urgency.

Mystery surrounds the identity of the developer, who put an option on the site 18 months ago. The owner of the site said the developer was "very secretive".

## Mayor favours Lib party figures

FROM PAGE 2

Cr Johns said Mr Daniel was one of many people from whom he sought advice on planning matters. He said he checked that Mr Daniel did not have a financial or professional interest in the matters discussed.

Mr Daniel, a property developer, and Cr Johns have a long history of fund-raising in the shire.

Cr Johns has defended his actions. He admitted it was possible property developers had donated to his federal campaign and said if he became aware that anyone with a matter before the council made a donation, "I would want their contributions returned".

"There were some people that wanted to attend functions that had matters before Sutherland Council ... and I advised them that it wouldn't be appropriate," he said.

Mr Daniel, who has helped raise thousands of dollars for the party in recent years, remained a senior Department of Planning official even after he went bust in mid-2011, owing almost \$6 million over a controversial development in Kiama.

But the department refused to comment on his tenure, its rules on employees engaging in property development or whether it restricted staff who were declared bankrupt.

Mr Daniel is now the deputy general manager at the Liberal Party-controlled Liverpool Council. Division of Local Government rules state that where a senior executive becomes bankrupt "their contract of employment is terminated immediately under the terms of the standard contract of employment".

Mr Daniel said he had disclosed the bankruptcy to the council.

The *Herald* learned Mr Daniel applied pressure to Sutherland Shire councillors in the past year to support certain development sites. He admitted he discussed developments with councillors but denied lobbying them and said he merely provided an opinion.

# Rezoning victory windfall

By Linton Besser

SUTHERLAND Shire councillor Hassan Awada is one of a string of people lucky enough to have scored a windfall rezoning under the Liberal-controlled Sutherland Shire Council and mayor Kent Johns.

In late 2008, Mr Awada, a nascent property developer and operator of childcare centres, paid \$2.25 million to buy 33-37 Seaview Street, Cronulla, where an ageing unit block was ripe for redevelopment.

Fortune was on his side when Cr Johns revealed that Cr Awada's land holdings would receive a favourable zoning.

It was one of dozens of zoning changes announced by Cr Johns in an extraordinary mayoral minute.

Instead of a 16-metre height limit, the new planning instrument would give Cr Awada a 20-metre limit and a bonus 25 per cent density limit.

Cr Awada is one of Cr Johns's Liberal Party colleagues, having been



Hassan Awada

elected to C Ward in September 2012.

Another beneficiary of the new planning instrument was another Liberal councillor, Carmelo Pesce.

They declared a pecuniary interest and left the room when the draft planning instrument came before the council.

Cr Awada and Pesce denied they had held any discussions with Liberal colleagues to urge them to support the rezonings.

"I can't remember discussing it with anybody," Cr Awada said, while Cr Pesce said: "I don't want them [the affected properties] developed because I want to pass them on to my kids".

Midway through last year, before the elections that elevated Cr Awada to the council and put it firmly under Liberal control, the council approved a \$4.6 million redevelopment of his site.

Developer



15/10/13

## Candidate's stand

Overdevelopment once again has reared its ugly head right across the shire.

Over the past 12 months we've seen a Liberal-controlled council forcing through widespread rezonings, more than doubling local building heights and densities in Miranda and Gynea, and even indicating commercial marinas at Kangaroo Point.

Clearly, the Liberal councillors still haven't learnt the lessons of 1999 when I turned the blowtorch on their open-slasher approach to development during their years in control from 1995 to 1999.

The new local environmental plan (LEP) put together by the Liberals can best be described as a blueprint for the

systematic destruction of our quality of life here in the shire.

Residents feel there's no point complaining because the Liberals have sacked the independent council ombudsman, and the O'Farrell government's new planning laws will tip the balance in favour of the big developers.

Community outrage continues unabated over allegations of special favours to developers, donors and friends with Liberal Party connections, alleged rezoning windfalls to a Liberal councillor and pressure on council staff (*Leader*, September 24).

Yet despite the allegations and the public outcry the new Liberal mayor steadfastly refuses to scrap the draft LEP and the Liberal candidate for

29

Miranda — himself a Liberal shire councillor from 1995 to 1999 — refuses to comment (*Leader*, September 26).

If elected at the Miranda byelection on October 19, I'll be standing up for the shire again, calling the Liberal-controlled council and the O'Farrell state government to account in state parliament.

**Barry Collier**  
Labor candidate for Miranda

## Put the house right

he decision to further extend the public exhibition of the controversial draft Sutherland Shire local environmental plan is a classic case of putting the cart before the horse.

The essential first priority for new mayor Steve Simpson and all councillors is not the draft LEP but restoring the reputation of the council. After all, councillors are supposed to present all, and not — as recent media reports suggest — just mates who got favours, or could make fortunes from council policy.

Continuing to seek opinions on the LEP, which may be an irreparably damaged piece of policy, is a waste of

time. After all, the LEP and the processes that produced it must be a fundamental part of the inquiry demanded by councillors.

Some want nothing to change in the shire, but realistically, it must change to accommodate population growth.

But it must do so in a manner that permits thoughtful, acceptable development while retaining as much as possible of our shire's enviable lifestyle.

The first challenges of the strength of mayor Simpson's leadership will be how fast he visits the Minister for Local Government and whether he gains the demanded full, independent inquiry into the workings of the council over the last year.

He could also start rebuilding

community trust by immediately suspending any further consideration of the LEP until after an inquiry is held.

**John Mulcair, Cronulla**

## Scrutiny needed

1/10/13

The recent grave revelations concerning the Liberal mayor Kent Johns (*Leader*, September 24) further exemplifies the necessity for greater scrutiny of persons holding public office.

Cr Johns was the former Labor mayor of Rockdale and, since being elected to the shire mayoral position, has presided over an alarming and uncontrolled raft of rule and regulation changes.

The ramification of these changes, if they were to be implemented, would see

a marked decline in the standard of shire living. A full, thorough, and transparent public investigation must be called for immediately.

**Warwick Kent, Cronulla**

## Hold him accountable

I hope enough Sutherland Shire residents read the Fairfax Media report to reveal who our council is being run by. Now we know the real reason Cr Johns is not running for Miranda is because he is under investigation.

This council was being led by the "developer's friend".

When is this man going to be held accountable?

**Steven, Cronulla**



# LEP review pl

## LEP review pledge

By Murray Trembath

QUESTIONS over Sutherland Shire's flawed draft Local Environmental Plan (LEP) have dominated the final days of the campaign for the Miranda by-election this Saturday.

A community cabinet meeting in the shire and the resumption of State Parliament this week put the spotlight back on allegations of property development favours being done by the Liberal-controlled council.

Planning and Infrastructure Minister Brad Hazzard met two groups of residents to discuss the matters at the community cabinet meeting and faced questions at a

## Minister vows to look at tainted plan

public forum at Kareela Golf Club attended by about 130 people.

Mr Hazzard was asked to loud applause if he would delay approving the LEP until the Independent Commission Against Corruption (ICAC) had completed its inquiries.

He replied he would not approve the plan until it was "reviewed appropriately and transparently".

"Certainly, what I will be doing is taking away that message and asking how we go about making sure this [LEP] is actually reviewed appropriately and transparently to make sure that whatever is in there should be there," he said.

"We can't always get everyone's agreement for what is done in planning; that's not possible.

"But what we can get is a sense of integrity about the process and I intend to make sure that happens."

Mr Hazzard said he would talk to the director-general of his department.

CONTINUED PAGE 3

FROM PAGE 1

"I have no intention of approving anything until I have ticked off on all those boxes, I promise you that," Mr Hazzard said.

He said he would look at whether the Planning Assessment Commission was the best body to review the LEP, as requested by the council.

The commission had never undertaken such a task, he said.

In Parliament the next day, the Opposition quizzed Local Government Minister Don Page over the allegations.

Mr Page urged anyone with information to contact the Division of Local Government and the ICAC.

Allegations in relation to code of conduct matters at the council should be referred to the general

manager, he said.

Labor by-election candidate Barry Collier said the draft LEP should be scrapped and the process restarted.

"Unless we begin with a clean sheet shire residents cannot have any confidence that the LEP is not tainted," he said.

Mr Collier said the removal of the council ombudsman by the Liberals and "the appointment of hand-picked individuals to their planning panels" showed the community had no real say in the formulation of the LEP.

He called on Mr Hazzard to himself refer the allegations to the ICAC, sack the council and appoint an administrator pending the outcome of the inquiry.

**Draft LEP reactions:**  
See story page 12

# Applications get special treatment

By Jim Gainsford

A TOTAL of 35 development applications launched in anticipation of Sutherland Shire Council's controversial draft planning codes are "too far progressed" to withdraw.

Instead they will be dealt with by a specially formed independent committee of planning experts.

The council's draft Local Environmental Plan 2013 has been put on hold, with Planning Minister Brad Hazzard this week promising it would be "reviewed appropriately and transparently" following allegations the changes favoured developers.

Also put on hold was amendment 20 to the

council's 2006 LEP 2006. The amendment sought to introduce the proposed changes to zoning, floor space ratios, reduction in landscaping requirements and new foreshore controls contained in the draft LEP.

In one of his first actions as mayor, Steve Simpson sought to withdraw amendment 20 in a September 20 mayoral minute.

It was revealed at this week's council meeting that 35 development applications launched under the draft planning codes would need to be dealt with under an independent planning panel "with some urgency".

The make up of this planning panel was the subject of a prolonged debate by councillors. Councillor Simpson wanted the panel to be

made up of an external independent chairperson with experience in planning, an external advisor, the general manager and two council staff members.

But Councillor Hassan Awada wanted three independent planning experts from outside the council, the general manager and director of planning.

Former chairman of the council's Independent Hearing and Assessment Panel, Adam Seton, was named a possible chair of the committee, general manager John Rayner said.

But this was not acceptable to Cr Awada, who said that while he was not questioning the suitability of Mr Seton, he felt someone who had no previous relationship with the

council should be appointed. Mr Awada's amendment was carried.

But the real issue for Shire Watch Independents Councillor Peter Towell was not the independent panel members but what appeared to be the revival of amendment 20.

"It is unfair to the community to bring back amendment 20," he said. "It is introducing LEP 2013 by stealth."

"There is an element of risk when you put in a DA on an LEP that is not yet approved."

Cr Simpson said amendment 20 was not being revived.

"The independent panel will look at [the DAs] under the 2006 LEP standards, without the provisions of amendment 20," he said.



## By-election lesson

According to Scott Morrison, the "only reason for the devastating by-election result was... Mr Annesley's resignation" (*Leader*, October 24).

Whatever planet Scott Morrison is on, it's definitely not the same as Barry O'Farrell's. The Premier identified two reasons for the loss of the seat — the first of which was overdevelopment.

Mr O'Farrell correctly pointed to the "activities" of the Liberal-controlled council, including the serious allegations referred to ICAC and the deep, shire-wide concerns over the proposed LEP (*Leader*, October 22).

And rather than making a pathetic, belated apology for Mr Annesley's mid-term resignation, Mr Morrison should

be up in Eton Street, convincing mayor Simpson and his 10 Liberal colleagues on Sutherland Shire Council to scrap this seemingly tainted LEP and start over again with a clean sheet.

Barry Collier, Miranda MP

## 31/10/13 Overdevelopment

In the space of just 30 months, the swing in the state seat of Miranda has changed from 21 per cent Liberal to 27 per cent Labor.

To cause such an enormous change something alarming has happened and it is not the resignation of the former MP, Graham Annesley.

Mr Annesley saved Miranda-Caringbah from becoming a dreaded Urban Activation Precinct where residents'

rights to object to a development would be negligible.

Although reductions in fire and TAFE services are of serious concern, the elephant in the room is clearly overdevelopment.

Modelled on the state government's planning bill presently before Parliament and enhanced by the previous mayor's mayoral minute, LEP2015 has increased future building footprints, building heights and densities to unprecedented figures and severely reduced areas needed for landscaping.

Rezoning of family homes to high density has been boosted to deliver more than double the housing required by the Department of Planning.

Residents have delivered a mandate to the incoming Miranda MP and state and

local government to stop overdevelopment in the shire.

G. Baluk, I

17/10/13  
theleader.com.au

## SHARE YOUR VIEW

The *Leader* welcomes letters to the editor. Please keep your letters to about 200 words and include a daytime phone number for clarification. Letters may be cut for space, clarity or legal reasons. Anonymous letters will not be published. Preference will be given to letters which allow publication of the author's name and suburb.

## Planning probity questions

Reply to Mr Sam Haddad's letter (Your View, October 8).

Mr Haddad, director-general of the Department of Planning and Infrastructure, has thanked the people of NSW for their contributions to the white paper on the proposed planning reforms for this state.

However, despite more than 5000 submissions made on the government's white paper several months ago, the department is yet to release an analysis of the issues raised in these submissions and how they are being addressed in the revised planning bills, scheduled for introduction to Parliament, possibly as soon as next week.

Despite Mr Haddad's words about protecting our environment and heritage, the draft planning bills allow these vital matters to be overlooked every time in favour of development, including inappropriate residential overdevelopment and mining.

While the government and the developers are happy to see economic growth as the chief driver of the planning system, most ordinary people want a balance that enhances community well-being, preserves our environment and heritage and sustains the biodiversity upon which we all depend.

Most people also want to see the risk of corruption in the new planning laws minimised. ICAC has raised serious issues with the government's planning reforms, yet the government has remained completely silent on how these issues will be addressed in the revised bills, if at all.

Corinne Fisher  
convener, Better Planning Network

## Unbiased reporting

17/10/13  
Congratulations to the *Leader* for its coverage of the current troubles involving Sutherland Shire Council's Liberal councillors.

The coverage has been detailed and (as far as I can tell) unbiased.

I have had great delight in pointing this out to friends who have always seen the *Leader* as a politically conservative newspaper.

Well done!

William Hick, Engadine

## No warning given

In reference to the article titled "Troubled LEP on Hold" (*Leader*, October 1).

A paragraph stated: "I do not believe that newspaper allegations should be used to destroy some five years' work by the professional planning staff".

As a resident in one of the affected areas, I find this statement extremely offensive.

Over the last couple of years, I have embarked on extensive work on my property. If there was any indication of what was being planned, I would not have done this.

There was no indication of anything until earlier this year, when the entire draft LEP was presented as a fait accompli!

The public comments requested since (only after an uproar) have been basically ignored. The people that have planned this wonder why there is such a negative opinion of it.

Maybe they should look at the secrecy that surrounded it, not to mention the major upheaval being forced on those affected.

The council is supposed to be there to serve its citizens.

I, for one, have no problem with change. But to present major changes with no warning and to expect people to just accept them is not on!

Peter, Miranda

## So many questions

The recent revelations about Sutherland Shire Council and particularly about Kent Johns raise more questions than they answer.

The PwC report made a number of recommendations, so why was the first of these recommenda-

tions acted upon the removal of the Ombudsman Office and the closing of the Women's Rest Centre at Cronulla?

What qualifications did Matt Daniels have to secure senior positions within the NSW government and Liverpool Council?

Did Matt Daniels apply for any recently vacated positions of senior officers recently sacked by Sutherland Shire Council, particularly that of of planning previously held by John Brunton — widely respected and recognised leader in local government planning?

What benefit have or will the people of the shire receive from the restructure recommended by PwC?

A cost benefit analysis should be made public.

If I have learnt anything after 35 years as a public servant, 11 of which were as the investigation manager in the council's Ombudsman's Office that decisions must be open to scrutiny and, importantly, be made in the public interest.

Decisions must not be made to benefit the person making the decision, any individual or political group.

Just a few of the questions I would ask if I were still in my previous position.

Bronwyn Ryan, I

## Mayor did good job

I have lived in the shire all my life and am proud to call it my home. The shire has never looked so clean and tidy as it did when Councillor Ken Johns was mayor.

No political attack should bring down this hard-working man.

Thank you, Cr Johns, for upgrading Prince Edward Park and fixing up the Cronulla beachfront. The new extended golf links, entry and paths at the Ridge Sporting Complex are also great improvements.

You did a lot in a year as mayor and I thank you.

Sarah, address withheld

## Rubbish spoils view

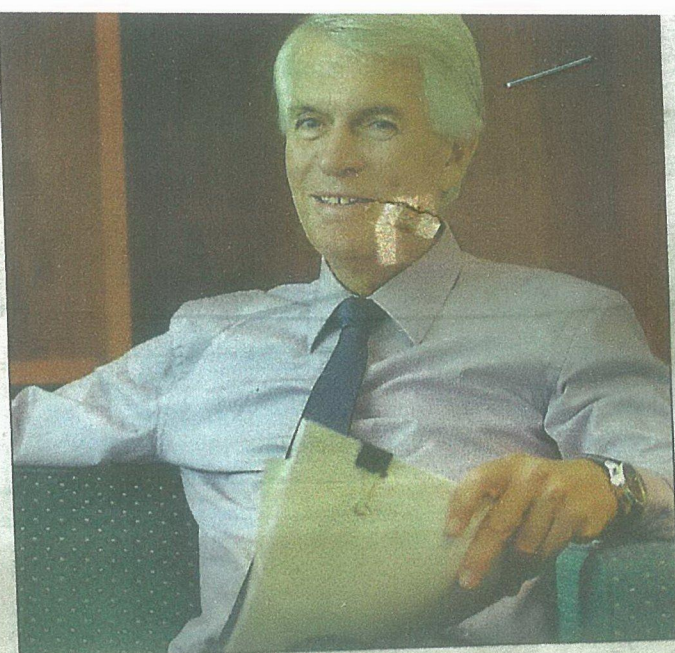
The walkways and areas around both ends of the Cook Bridge require frequent collection of rubbish. This spoils not only the river but also the beautiful walks and views.

Diane Hampel, Tar





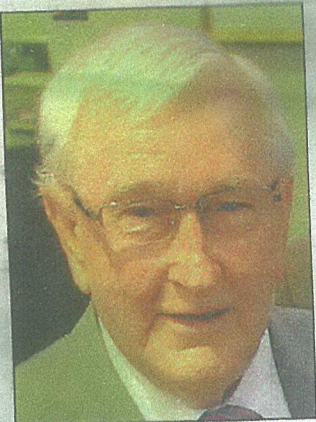
**Plum times:** Kent Johns (left) and Kevin Schreiber after their election as mayor and deputy mayor.  
**Picture:** John Veage



**Survivor:** Sutherland Shire Council general manager John Rayner celebrated 30 years of service in January 2012.  
**Picture:** John Veage

**Murray Trembath**

SUTHERLAND Shire Council's long-standing general manager John Rayner came within a vote of being dumped in the job during a dramatic showdown with then-mayor Cr Johns earlier this year. Mr Rayner was "saved" after a last-minute intervention by the shire's senior Liberal, Michael Tynan, and a decision by Kevin Schreiber, who was deputy mayor, to change his vote. The revelation comes amid reports from numerous sources that an intense power struggle is continuing within the Liberal-controlled council. Some Liberal councillors, led by Cr Johns, are in conflict with senior staff and moderate Liberal colleagues, including new mayor Steve Simpson, who are described as "the old guard" or the



**Email sent:** The shire's senior Liberal, Michael Tynan.

"Sutherland Old Boys' Club". Members of the Johns group claim they want to "get the shire moving" and "change the culture of the council to one of service to residents, instead of being inward looking".

## ■ Manager's sacking narrowly averted

While councillors would not comment publicly on Mr Rayner's contract extension because it was dealt with in a closed council session, Mr Tynan told the *Leader* he did not hesitate in supporting the general manager, who had filled the role for 31 years. "I couldn't believe what they were planning to do," he said. "John Rayner has been a wonderful example to the shire and runs a bloody good council, even though he has had to put up with a few duds as mayors and councillors. "When I found out at 3pm on the day they were going to vote, I sent an email in very strong terms to all councillors. "I don't know if it had any influence, but I was delighted

to see Kevin Schreiber move base." Mr Tynan said the council was due for a "shake-up" but it should not have been done the way Cr Johns intended. "It has to be done in co-operation with management and staff," he said. "[Cr Johns] created so much ill-feeling." Mr Tynan said the last major structural reform of the council had occurred while he was president. "We achieved it by having the management and staff working with us and the changes were so extensive they were copied by many other councils," he said. Sources said Cr Johns, as mayor, asked Mr Rayner not to seek an extension of his con-

tract which was due to end in March next year. He claimed Mr Rayner was "too close to council staff" to implement the reforms recommended by the Price-waterhouseCoopers strategic review. Mr Rayner stood up to Cr Johns and sought an 18-month extension. His request was put to a vote on June 24 and was approved 8-7, with Liberals Kevin Schreiber, Steve Simpson and John Riad among those in favour. There was no explanation as to why Cr Schreiber told the meeting he would vote against the contract extension but changed his mind just minutes later.

**CONTINUED PAGE 4**

The Independent Commission Against Corruption (ICAC) has still given no indication whether it will hold an inquiry into allegations that people with Liberal Party connections gained special favours from Sutherland Shire Council. Both councillor Kent Johns and the council referred the allegations to the corruption watchdog, as well as to the Division of Local Government. A spokesman for Local Government Minister Don Page said the office had been "advised that the matter has gone to ICAC". "It would therefore be inappropriate to comment until after ICAC makes its findings public," he said. Cr Johns said he would welcome any inquiry as it would provide him with the chance to "clear my name". "I still maintain I did nothing wrong," he said. "At all times I acted in accordance with the law and in good faith. "I was as transparent as I possibly could be and never allowed anything to occur outside public scrutiny." Cr Johns said he regretted the approach he had taken in trying to reform the council. "I pushed too hard, I pushed too fast and I probably didn't have senior management on the track I thought council had to take," he said. "I put a lot of people offside and I didn't take the senior staff with me in the way I wanted. "It wouldn't have been a problem in private industry, but not with the public service. "They were dramatic changes to an organisation that had an internally focused culture. "I didn't understand that as well as I should have."

## News

### Plan to dump GM fails after Tynan email

**FROM PAGE 1**

Mr Rayner was not present at the meeting, which was described by one councillor as "very tense". A number of councillors who supported Mr Rayner told the *Leader* he was "extremely professional" and was prepared to carry out the wishes of the elected members. Some said they feared the plan was to replace him with former shire councillor and property developer Matt Daniel (pictured). Mr Daniel was executive director at the Liberal-controlled Liverpool Council until his contract was terminated last month. He was named as a central figure in shire proper development allegations which surfaced on the eve of the annual shire mayoral election in September which Cr Johns did not contest.



**■ Do you think John Rayner has done a good job as the council general manager?**

Have your say  
[theleader.com.au](http://theleader.com.au)

LEADER 21/11/13



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## Tynan stands firm

The *Leader's* front page article (November 21) including my comments and decision to communicate with all councillors to respect the Sutherland Shire Council general manager's wish for an extension to his employment contract has created much interest and seeking of further explanations.

It is correct that I communicated with all councillors encouraging them to vote against the former mayor's intent.

I wrote in my role as a member of the Sutherland Shire community and a former councillor for 17 years, while also serving as mayor/president.

It is true that the plan to sack the general manager and other senior executive staff has been rumoured for some time

and was part of a misconceived attack on council's business structure and culture.

There is little doubt that most residents would agree that a review of council (or any business) is healthy from time to time; but any success achieved is only achieved by co-operation, mutual directions and respect between directors, management and staff.

It is unknown if the PricewaterhouseCoopers report was the catalyst for the former mayor's intent or if there was another, hidden agenda. I confess I was alarmed at comments rumoured to promote this course of action.

While the PWC report may have some merit, it has been authored by consultants with a commercial bias and not experienced in local government.

More particularly, a lack of feeling and knowledge about Sutherland Shire.

It is not uncommon to ensure reports have recommendations to suit given circumstances [although] I do not suggest that the PWC report was represented in that format.

I make no apologies for my stand and support for the general manager and the senior executives of Sutherland Shire Council.

John Rayner has the "runs on the board", is extremely professional and a person of great integrity. Until recently, there has never been a whiff of corruption or mismanagement associated with the council, for which the general manager must accept credit.

Similarly, other senior management. Some suggest that the general manager's role is next to sainthood. The shire's general manager has 31 years history and experience; councillors mayors come and go, but the general manager remains to ensure direct and stability.

He dispenses apolitical advice and reality could be described as the "science" of the shire. His principled refusals to bend to harassment or bullying no doubt assisted in creating the endeavours to remove him.

Thankfully, the experienced councillors of various persuasions combined to defeat this unprincipled attack, with justice and decency prevailing.

Michael T. Tynan, Sutherland Shire Council

Read Mr Tynan's letter in full at [theleader.com.au](http://theleader.com.au)

23/11

## It's overdevelopment

As usual, Jim Gainsford writes as I believe a good journalist should write — with the aim of finding the truth (*Leader*, October 31).

Not only did he present the views of the "Johnny-come-lately" group BLISS but as well the comments from angry residents who do not like to

receive anonymous leaflets full of untrue statements.

The most blatant untruth is that only 5 per cent of the shire is up for redevelopment under the draft LEP 2013.

The greatly reduced landscaping and increased site coverage prescribed applies in all part of the shire.

These two requirements will irrevocably change the leafy open character of the shire.

The huge increase in number and heights of flats will ensure a Wolli Creek-type character that will spread as more and more rezoning occurs.

The recent Miranda poll is the only one that counts.

Here, the majority supported the candidate who was against all this overdevelopment (see Barry Collier's

speech in Hansard). Shire residents are no fools. G Bahik (*Your View*, October 31) has said it all.

Dr Jean Beyendekkers, Caringbah

## Dump new timetable

I note the continuing stream of letters from people unhappy with the new train timetable.

There is one easy way to fix the problems — revert to the old timetable.

The old timetable had been refined over a number of years and was a very good timetable.

The Illawarra and South Coast lines operate independently from the rest of the system so such a course of action would be quite feasible.

Owen Heldol, Loftus

14/11/13

LEADER



# ■ Planning minister to oversee outcome Review expanded

By Murray Trembath

CONFUSION over terms of reference for an independent review of Sutherland Shire local environmental plan (LEP) has been blamed on a bureaucratic "stuff-up".

Initial details released by Planning and Infrastructure Minister Brad Hazzard included that the inquiry would report its findings only to Sutherland Shire Council.

After this was reported on the *Leader* website and Miranda MP Barry Collier spoke to Mr Hazzard, the terms of reference were amended and expanded.

The main change was that the inquiry would report findings and recommendations to Mr Hazzard, meaning the "buck" will stop with the government and the council won't be policing itself.

Mr Collier said the initial terms of reference did not reflect what he and Mr Hazzard had agreed upon at a meeting.

However, when pointed out to the minister he had "sorted it out very quickly," Mr Collier said.

"I have to accept it was one of those stuff-ups that can occur [in dealings between the minister's office and department]," he said.

Mr Collier said, in particular, Mr Hazzard had agreed for an examination of the 75 changes made to the draft LEP in a July 29 mayoral minute.

It had also been agreed any report and recommendations should, in the first instance, be made directly to the minister and be available to the public.

Cronulla MP Mark Speakman rejected the suggestion Mr Collier's close involvement in drawing up the terms of reference indicated the shire's three Liberal MPs had been "sidelined".

## TERMS OF REFERENCE

The terms of reference for the review, to be conducted by "planning experts" John Roseth and Meredith Sussex, are:

- Assess and advise whether the council has prepared the draft Sutherland Shire Standard LEP 2013 (draft plan) in accordance with the Environmental Planning & Assessment Act 1979.
- Advise on the appropriateness of the provisions contained within the second exhibited version of the draft plan.
- Examine the 75 changes made to the LEP by the mayoral minute No. 6/13-14, dated July 29, 2013.
- Undertake public hearings, including oral submissions by representatives of community groups.
- Consider submissions and representations made during the public hearings or received by the panel.
- Report findings to the minister arising from the review.

"I was consulted with the terms of reference and am happy with them," he said.

"The whole idea of transparency is not something Barry Collier dreamed up — it was something the council resolved to happen.

"The aim of the exercise was for the public to have complete confidence in this process. Mr Collier was consulted so that if he had any concerns they could be addressed up front."

■ Do you have confidence in the review?  
Tell us at [theleader.com.au](http://theleader.com.au)



# ■ Independent experts to be called in Shire planning to be reviewed

By Murray Trembath

THE state government has agreed to an independent review of the contentious Sutherland Shire draft local environmental plan (LEP).

While the terms of reference have not yet been announced, Miranda MP Barry Collier was expected to tell Parliament last night he had received an assurance they would include scrutiny of the 75 changes made to the document in a mayoral minute on July 29.

Planning and Infrastructure Minister Brad Hazzard confirmed the review after a meeting with the newly elected MP.

A spokeswoman for Mr Hazzard said the review would be conducted by "highly-respected planning experts" John Roseth and Meredith Sussex, AM.

"Mr Roseth is the current chair of the Sydney East Joint Regional Planning Panel with over 40 years of planning expertise," she said.

"Ms Sussex, a city planning expert who in 2011 conducted an independent review of the Barangaroo development for the NSW government, also has extensive experience in the public and private sectors, predominantly in Victoria."

The spokeswoman said the government was "committed to the integrity and transparency of the planning system".

## MP LOBBIED HAZZARD

Barry Collier, in his inaugural speech to Parliament last night, was expected to say he had expressed constituents' concerns about the draft LEP in "a full and frank discussion" with Mr Hazzard.

He was pleased the minister had agreed to "a full, independent public inquiry", which would give residents every opportunity to make oral and written submissions.

In an earlier private member's statement in Parliament, Mr Collier said shire residents were "outraged" at allegations of favours being given by the Liberal-controlled council.

Draft terms of reference were being finalised but the process would include a public hearing, which would consider representations and any submissions.

Cronulla MP Mark Speakman welcomed "the extra layer of transparency that this brings to the process".

■ What do you think of the independent review?

Have your say  
[theleader.com.au](http://theleader.com.au)





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19/11/13

# your view



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## LEADER 21/11/13 Arrogance to blame

I feel it is important to respond to Jillian Peterson's letter "Don't blame Kent Johns" (Your View, November 14).

As a councillor or during the period of the development of the 2013 LEP I can attest that much work had gone into the document which was about to be released to the public at a council meeting two months ago.

Kent Johns is to blame for the arrogant way he used his position as mayor and a mayoral minute to introduce extensive changes to the document an hour or so before the council had to vote on it.

He then used his Liberal numbers and Liberal aligned independents on council to stifle debate and push his changes through without proper consideration.

Mayoral minutes are not intended to be abused in this way.

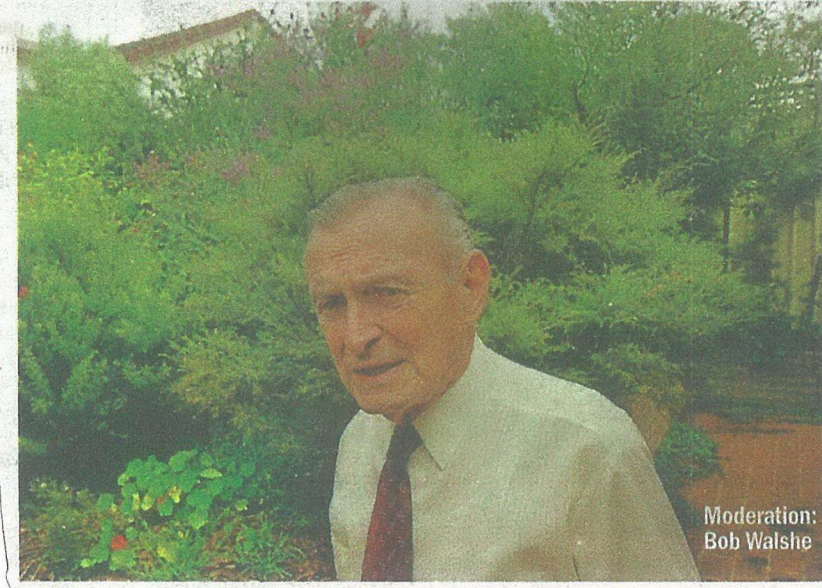
What councillor Johns should have done was defer any decision on his changes for several weeks to allow proper scrutiny.

Just look around and you will see that there are already significant changes to planning laws. For example the significant development of a property two doors down from where I live.

I received no formal notification about what was proposed for the block and now I notice that the whole block is taken up with fence-to-fence concrete foundations and not a blade of grass. So much for floor-land ratios.

Already builders and developers are doing what they like without proper council scrutiny and hid-

Councillor



Moderation:  
Bob Walshe

## Moderation the key

Critics of the current Sutherland Shire Council are expressing alarm at its "overdevelopment policies".

A dozen years ago I wrote of a similar council's policies:

Overdevelopment is a community's perception that its quality of life is being eroded by crowding, by excess of buildings and vehicles — which causes congested roads, difficult parking, noise/air/visual pollution, overstretched services and loss of trees and urban bushland, accompanied generally by rising vandalism, insecurity, drug-peddling and crime.

The thrust of the present council appears to be mainly high-rise, which is the most profitable of

developer preferences. A few recent pro-developer letter-writers respond to the critics by saying, "You fellows want to stop all development".

But, in fairness, that has never been advocated; rather a plea for "sensible development" has recognised a need for in-filling of under-utilised areas, adding rooms to houses, adding granny flats, perhaps adding one storey, and so on, together with limited high-rise around rail stations (but no skyscrapers, please!).

Let's keep to the shire's long tradition of "green, clean, uncrowded, with unspoiled water views and inviolable national parks".

**R. D. (Bob) Walshe**  
Shire Citizen of the Year  
1995, 2010

## Tell us more 12/11/13

So businessman Robert Giardini is so concerned about the shire that he wants to both "save" and "protect" it (Leader, November 5)?

We look forward to hearing his proposals, which I'm sure the Leader would be only too willing to print.

A cynic might say that Mr Giardini has simply attempted an underhand pre-emptive strike as the front man for development interests, or that he is so lacking in community consciousness that by registering these names he is only concerned about making a fast buck at the expense of those who really care about the future of the shire — but

So come on, Mr Giardini, don't be shy. You wanted to use these names, let's see you on the front page of the Leader outlining your plans.

**Stephen Dixon, Engadine**

## Bodgie argument

I am not opposed to building new accommodation in any established suburb, but I am opposed to overdevelopment and bodgie arguments.

For example, where I live in Bonnet Bay there are some 700 houses, which means some 1400 children over a generation.

Even if they all marry each other, that implies that we will need another 700

where in our shire, and the same logic would apply to every suburb.

Expensive high-rise apartments are not going to solve this problem and arguing that it will is specious.

Our children need inexpensive housing, given the land here is so expensive. Town houses and two- or three-storey walk-ups would be affordable, not glamorous penthouses with high-rise lifts.

When one sees bodgie arguments from BLISS it is reasonable to assume bodgie motives.

**Michael Harrington, Bonnet Bay**

## Rampant development

Builders like investment. Speculators in

Shire (BLISS) must be kidding! (Leader, October 31).

If they thought the Libs lost Miranda solely because of Graeme Annesley then they obviously didn't talk to the voters.

By far the biggest concern was the rampant development and total lack of empathy shown by this council and state government.

I made a comment regarding the LEP, deploring rejection of both residents' and council staff concerns. Two weeks later the stench became too much and the papers, including the Leader, broke the sorry story.

Reject BLISS pressure and Save Our Shire.

**Leish Cunliffe, Cronulla**

LEADER





Development concerns: Janine Burns on the road that has been upgraded and extended.

Picture: Lisa McMahon

# Residents fear work signals housing plan

By Murray Trembath

NEW roadworks, land clearing and a proposed zoning change have raised concerns that bushland in the Woronora Valley is being prepared for a major housing development.

The privately-owned land is on the western side of Woronora River, behind Shackles Estate and below existing homes at Barden Ridge.

Janine Burns, who has lived in Shackles Estate since 1983, said she and other residents had been unable to get answers from the council about the land clearing and road upgrading.

She said a narrow, disused dirt road, which had provided only access to Shackles Estate previously, had been widened and extended into bushland.

Ms Burns said electricity lines also have been upgraded, ostensibly to improve the service to Shackles Estate.

"All these changes, together with rezoning in the draft local environmental plan (LEP), suggests the land is being prepared for development," she said.

"It's very strange given the

LEP hasn't even been adopted at this stage."

Another resident said: "It is clear the developer has some form of agreement from council and Ausgrid."

But a council spokeswoman said the council was not aware of any roadworks or improvements and it was "reasonable for land owners to do so to maintain access to their properties".

**'It's very strange given the LEP hasn't even been adopted at this stage'.**

— Janine Burns

The spokeswoman said that under the draft LEP, the land would be rezoned E3 environmental management; it is now zone 17 environmental protection (low impact rural).

"Under the standard instrument format [introduced by the state government to provide conformity], there is no zone equivalent to zone 17 environmental protection," she said.

"The best fit is the E3 environmental management zone, which has been used for land with special ecological, scientific, cultural

or aesthetic attributes or environmental hazards/processes where careful consideration and management is required."

The spokeswoman said the land was suitable for "a limited range of development".

Permitted uses included dwelling houses, bed and breakfasts, boat sheds, environmental protection or flood mitigation works, health consulting rooms, home businesses, home industries, recreation areas, roads and secondary dwellings.

The spokeswoman said: "Simply because dwelling houses are permissible does not mean that it will be developed for housing."

Minimum subdivision standards required a 20 hectare minimum lot size, "effectively limiting development potential to one dwelling per lot subject to the normal merit considerations, including planning for bushfire".

**Do you know more about intentions for this land?**

Have your say

theleader.com.au





## SHARE YOUR VIEW

The Leader welcomes letters to the editor. Please keep your letters to about 200 words and include a daytime phone number for clarification. Letters may be cut for space, clarity or legal reasons. Anonymous letters will not be published. Preference will be given to letters which allow publication of the author's name and suburb.

### Represent residents

Regarding the article "Council split revealed" (Leader, November 21).

Not only did Councillor Kent Johns and his associates want to sack the general manager John Rayner and other senior council employees, they also wanted to get rid of the council ombudsman.

With all the problems arising within the council there seems to be one common denominator: Cr Johns.

Perhaps he is the one who should be sacked. This would sort out a lot of the current problems and stabilise Sutherland Shire Council.

Then perhaps the remaining councillors could do what they have been elected to do — represent the residents who put them there instead of the developers or for that matter, the state government.

Rhonda Wilkinson, Cronulla

### Properties snapped up

It's such a shame that shire families don't stand a chance to look at properties before they are snapped up by hungry developers.

I received a phone call today asking if I would sell my home to a developer (known to the real estate agent) along with the next door neighbour's property, before the house was even photographed for advertising.

I find it very disappointing that Sutherland Shire Council is willing to turn quiet, leafy, family-friendly streets into concrete jungles without a backyard in sight.

Furthermore, the fact that families are not even getting a chance to view or make an offer on properties as they are being stalked by greedy developers is deeply troubling.

Greg Scarfe, Sutherland

### 'Gridlock' warning

Re "New housing push" (Leader, December 10).

The article about another 2000 houses and units at Kurnell must surely alert shire residents, and particularly those in Cronulla, that we are facing traffic gridlock mayhem in the near future.

Add the 2000 together with the 400 houses in the Greenhills Estate, 600 units at the leagues club, 300 town houses on the Caringbah School site, and then the Cawarra Road industrial estate along with proposed multi-storey unit blocks in north and south Cronulla and you have a recipe for traffic strangulation.

Just imagine the situation in the morn-

ings as thousands of vehicles spill onto Captain Cook Drive in an effort to get over the Taren Point Bridge? Good luck.

If they want this amount of housing in the area then a tunnel will have to be built from Kurnell to the city.

Warwick Kent, Cronulla

19/12/13 LEADER  
Traffic is coming

Wow, another 2000 houses directly under the airport flight path!

With that many houses there will be about an average 3000 additional vehicles using the single lane road past Greenhills beach to the intersection with the Sharks and Woollooware High.

Let's just hope the houses are required to have double glazing as standard, and

that the developers are "encouraged" to duplicate the road from Kurnell to Cronulla.

Frank Letterman, Miranda

### Angry Liberal

I have been a Liberal supporter a voting life but that has changed this current state government

Every time the transport talkback radio there is not a phone call from a very critical the longer stop

Not even

10.30a

W

m



## **HUGE CHANGES UNDER COUNCIL DRAFT LEP 2013**

Sutherland Shire Council's new Local Environmental Plan which will control all zoning and development in the shire is on exhibition for public comment. The proposals in the LEP will irreversibly change the character of the Shire.

1. NO RIGHT OF OBJECTION IF BUILDING COMPLIES WITH THIS LEP..
2. 5500 additional high density dwellings within 800 metres of centres more than double the target set by the state government.
3. Unspecified numbers of additional high density dwellings beyond 800 metre radius.
4. Increased building height and floor space in unit zones.
5. 4 storey minimum height of units -- 8 storeys the preferred height.
6. 13,346 square metres of public open space in Waratah Park earmarked for 9 storey development.
7. 3 storey town houses introduced -- 2 storey height limit removed
8. No minimum lot size for unit, townhouse and dual occupancy developments.
9. Units and townhouses allowed on single lots. Amalgamation of lots no longer required.
10. Villas and dual occupancies allowed on internal lots -- will overlook existing backyards.
11. Torrents title subdivision of dual occupancies permitted. No minimum lot size.
12. Increases in floor space in all low density zones will allow larger houses (with bigger footprints) and smaller backyards.
13. (Green) landscape area requirement reduced from a range of 40% - 55% to 25% - 30% in all residential zones providing no room to plant trees.
14. The largest increase in permitted house size and largest decrease in landscape area are in waterfront and environmentally sensitive areas.
15. Adverse impacts from increased floor space together with reduced landscape area
  - Loss of Shire's tree canopy
  - Less green screening between buildings
  - Loss of privacy and amenity
  - Increased heat in urban areas not absorbed by trees
  - Trees around the shire waterways replaced by larger houses and more waterfront structures degrades scenic beauty of foreshores
  - Loss of trees able to link with bushland as wildlife corridors
  - Less water absorption
  - Greater run-off into council drainage system
  - More pollution into creeks and rivers.

**SELECT ONE OR MORE ITEMS FROM THE LIST. WRITE YOUR LETTER AND SEND OBJECTIONS TO THE GENERAL MANAGER, LOCKED BAG 17, SUTHERLAND 1499 BEFORE 1/5/2013. CONTACT COUNCILLORS.**

Email addresses for all councillors are listed on our web site, [saveourshire.org.au](http://saveourshire.org.au)