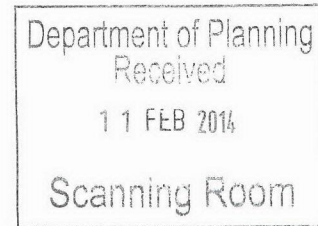




Barry Vandenberg
P O Box 945
Cronulla, NSW 2230

7 February 2014

Ms Marian Pate
Sutherland LEP Review
NSW Department of Planning and Infrastructure
P O Box 39
SYDNEY NSW 2001



Dear Ms Pate,

Re: The Sutherland Shire Draft LEP Review

This submission on the Draft Sutherland Shire Local Environment Plan 2013, RFP LP/03/252376 follows my previous two submissions dated May 1 and September 16, 2013.

I have been carefully following the Draft Sutherland Shire LEP with much interest for the following reasons –

- a) I am a 48-year resident of the Sutherland Shire, having lived in four suburbs in the Shire with the majority of this time living in Cronulla.
- b) Including my family home I currently own nine properties in Cronulla.
- c) The above properties include an amalgamated development site in Croydon Street, Cronulla that is included in the rezoning of the Draft Sutherland Shire LEP.

I fully support most of the proposed changes in the Draft Sutherland Shire Local Environment Plan 2013 including the rezoning of the detailed areas in Cronulla. Should the proposed changes in Cronulla not proceed it will certainly mean the further deterioration of the Cronulla shopping and business centre that sadly is now presented as an unappealing and decrepit retail and business area.

The lack of accommodation opportunities in Cronulla is almost at crisis point as evidenced by the recent reported sales in the development on Captain Cook Drive on land previously owned by Cronulla Sutherland Leagues Club Limited. The exorbitant prices paid for the first stage of this development and the purchasers who allowed themselves to be subjected to the high pressure sales activities of the marketing company involved is evidence of the lengths people will go to secure a private residence or investment property.

The LEP increase in height allowance to six storeys in Croydon Street, Cronulla between the Kingsway and Purley Place is common sense and is aligned with the height of the Sutherland Shire Council Public Car Park on the eastern side of Croydon Street.

The proposed FSR of 2:1 in Croydon Street, Cronulla between the Kingsway and Purley Place should be increased to 2.75:1 as proposed in the Draft LEP for the six storey redevelopment on the northern side of the Kingsway between Gosport Street and Abel Place, Cronulla. This would allow for more housing and business opportunities and hopefully realistic property prices through a competitive supply of new properties.

The proposed rear boundary setbacks in the LEP for the properties on the western side of Croydon Street between the Kingsway and Purley Place should be reconsidered and greatly reduced as they create a largely inaccessible area and void behind the proposed development sites.

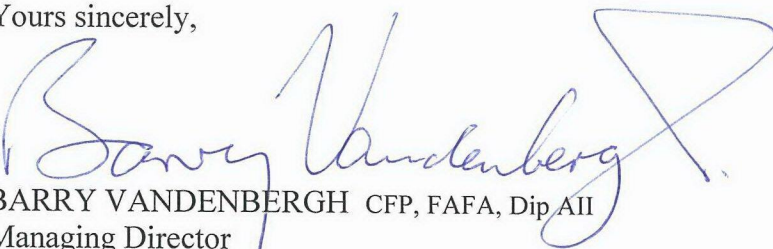
I am continually amazed by the selfish and self-centred attitude of many Cronulla and Shire residents complaining about the expected increased traffic flow in Cronulla and inconvenience they may experience following the approval of the LEP. I do not believe on non-school holiday weekdays the traffic flow will be significantly affected by increased accommodation properties becoming available as many people will use the excellent train service located near the rezoned sites.

The Sutherland Shire and Cronulla road traffic is already heavy on weekends and this is to be expected as everyone in Australia is entitled to come to Cronulla and enjoy the beach and adjoining facilities. Despite some residents trying to retain access to Cronulla and all of it's facilities for themselves these areas are not the sole right of use for Cronulla and Shire residents.

I have not fully examined the Draft LEP in the other Sutherland Shire suburbs other than the proposed Council development on their property between the rear of the shops and railway line in Caringbah. I fully agree with Council's proposed development of this site.

The majority of the changes proposed in the Draft LEP are realistic and beneficial for the Sutherland Shire, it's residents, business people and visitors and I fully support the recommendations contained therein.

Yours sincerely,



BARRY VANDENBERGH CFP, FAFA, Dip AII
Managing Director