

11 February 2014

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Sutherland LEP Review

NSW Department of Planning and Infrastructure

PO Box 39

Sydney NSW 2001

Dear Panel (of the Sutherland LEP Review)

Submission for the Draft Sutherland Shire Local Environmental Plan 2013

Please note, that I do not wish my personal details to be published & I have not made any political donation or gift to any councillor or council employee.

Firstly, I wish to thank the panel members Dr Roseth & Ms Sussex, for the opportunity to hear some of the many concerns raised by (so) many members of the community living and working in the Sutherland Shire.

The contempt for the local community & lack of democratic process in regards to this very important issue by some Sutherland Shire Councillors is appalling. To be blunt, neither the Mayor (former nor current), nor Sutherland Shire Councillors, nor the NSW State Government, has a “mandate” for a totalitarian government. Nor will corruption or the misuse of public monies be tolerated by voters.

As a long-time resident (of “A Ward”) in Sutherland Shire (ie all my life) and a long time rate-payer, I am compelled to again write my 3rd submission, to vehemently object to amendments made in the DRAFT Sutherland Shire Local Environmental Plan (LEP) 2013.

In addition to my original concerns stated in my earlier submissions dated 29 April 2013 & on 31 October 2013 to council, I remain concerned & provide my comments about the following issues.

<!--[if !supportLists]-->1 <!--[endif]-->The inability of residents (& local constituents) to review & if necessary object, to individual development plans on a case by case basis, under this DSSLEP, therefore eliminating our democratic “right of reply” & procedural fairness.

A “one size” planning code template does NOT fit with ALL communities.

<!--[if !supportLists]-->2 <!--[endif]-->I continue to very strongly oppose the (amended) increases in building heights (now up to (5) storeys ie up to (16) metres) & the floor to space ratios (FSR) of 1.2:1 in the **North Cronulla** residential flat zones bounded by Hume Road, Wyanbah Road, Judd street, Mitchell Road, Burke Road and traversed by Elouera Road and the extension bounded by Marlo Road, Mitchell Road & Burke Road. These are too high & too condensed & adversely impacts on residents & visitors to the neighbourhood and I therefore submit that these areas be revised to a height of **up to a maximum of (4) storeys** & remain low to medium density. They also need to remain zoned residential only and NOT (Tourist / Special Purposes).

<!--[if !supportLists]-->3 <!--[endif]-->I object to the re-zoning from low / medium density residential, to **Zone SP 3 Tourist** with the “*permissible uses of “Food & Drink premises”, “Tourist & visitor accommodation”* in the Prince Street / Mitchell Road precinct, as the (purported) aim of this DSSLEP 2013 is to provide an increase in “affordable” residential dwellings in the Sutherland Shire. The current buildings are also located (delicately) high above a sea wall, which has been built & re-built again & again as a result of erosion & oceanographic changes. The foreshore has eroded in both this area & at South Cronulla. Increasing the density & building heights would be dangerous & irresponsible. The concern of buildings collapsing into the water is not alarmist nor unrealistic.

The re-zoning in this precinct, which now includes “tourist & visitor accommodation”, “food & drink premises”, will also add to the (already) excessive noise, loud music & loud conversation which carries from inside (existing) residences, on (existing) balconies & in the surrounding neighbourhood streets, to the west side of Elouera Road & beyond. Anti-social behaviour from this re-zoning is also a major concern as it will add to the existing anti-social behaviour / alcohol abuse within the Cronulla Central precinct, particularly at night. Already it is has become necessary to lock the car park gate on Prince Street overnight, for safety reasons, due to past anti-social behaviour in this area & its surrounds.

Additionally, personal safety walking from Cronulla Central to North Cronulla cannot be guaranteed. It is not uncommon for residents to need to contact the Police to assist in addressing noisy, drunken & aggressive behaviours.

This **SP 3 Tourist** re-zoning will also add enormously to the need for increased rubbish removal services by council & therefore will increase the cost of such services to existing permanent residents (& rate-payers) as well as to future residents & rate-payers. Already, council cannot adequately cope with rubbish removal in Cronulla & other areas throughout the Sutherland Shire.

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It should not be forgotten, that Cronulla exists for residents, not solely for tourists, developers & real estate agents. There will already be many increased commercial opportunities in the nearby (& very extensive) Cronulla Sharks Rugby League Club re-development now called "Woolooware Bay".

<!--[if !supportLists]-->4 <!--[endif]-->Increased competition for the (already) limited parking in the beach area results in parking overflowing onto the neighbouring residential streets, across driveways (& onto footpaths). No "park & ride" facility currently exists, nor a regular shuttle service. Bus services are lacking as an alternative form of transport. There are no trams.

<!--[if !supportLists]-->5 <!--[endif]-->Additionally, I strongly oppose the same increases in building heights & the planned FSR to the **South Cronulla** residential flat zones area north of Richmond Street. The increase in heights and the increase in the density of buildings particularly in both the **North & South Cronulla** areas **re-zoned R4** need to be re-zoned low to medium density residential with a **maximum height of 4 storeys**.

<!--[if !supportLists]-->6 <!--[endif]-->Similarly, increasing the building heights above the existing heights in the centre of Cronulla's CBD "art-deco" area will eliminate the existing sunny, alfresco nature of shopping in the pedestrian mall, for which it is known & loved. The nearby Woolooware Bay re-development (formerly Shark Park) & the nearby Westfield re-development in Miranda will provide many additional & ample undercover retail & commercial opportunities.

<!--[if !supportLists]-->7 <!--[endif]-->I would also like to see the permanent heritage protection of what now remains of the existing Art-Deco style of architecture in Cronulla / Gunnamatta eg the surf clubs & dressing pavilions, as well as the remaining buildings in Cronulla mall (with these actually being highlights of the area) eg the Commonwealth Bank building. Examples of this architectural style are protected in other countries & actually draws tourists & visitors eg Napier, New Zealand.

<!--[if !supportLists]-->8 <!--[endif]-->The loss of public open spaces (including reserves, parks & recreational areas) is already of enormous concern in a medium density environment, & is of much greater concern as these spaces are lost, whilst at the same time as building density and its population increases, as a result of this draft plan.

<!--[if !supportLists]-->9 <!--[endif]-->I object to any proposed closure of the Cronulla Women's Rest Centre located in the northern end of the mall. It is a frequently used & highly valued local amenity, with heritage & social value & is well maintained by the on-site staff, contrary to the Price Waterhouse Coopers findings. The facilities are clean & used by many residents, workers & visitors alike.

<!--[if !supportLists]-->10 <!--[endif]-->I am opposed to the demolition of the Sutherland Entertainment Centre & any sale of our existing public & community assets, including parklands & other important recreational & leisure facilities, which have been built from community funding & council rates, raised over many, many years.

<!--[if !supportLists]-->11 <!--[endif]-->I strongly support the availability of GO-GET style car hire/membership & allocated parking spaces provided throughout the Sutherland Shire.

<!--[if !supportLists]-->12 <!--[endif]-->More (untimed) car-parking spaces for the use of train commuters, is a necessity near train stations, as is the need for a proper public consultation process involving any timetabling changes to public transport. This is self-evident from the controversy & the lack of public consultation prior to the implementation of the new "generational" timetables effective from 20 October 2013. Many commuters (including myself) have been greatly inconvenienced by the time-tabling changes. The Sutherland Shire as a consequence, is not well-served by these changes. Many residents also travel to Wollongong to work or study & also to the St George area & airport. The current cost of travelling by an (indirect) train service to the airport is exceptionally high, compared to other "global" cities which I have personally experienced. However, I DO support ALL trains stopping at Wolli Creek train

station, in order to change trains for the airport line.

Furthermore, a free, undercover & untimed multi-level commuter car park, which was used for the purposes of many to “park & ride” at Kogarah railway station, is now of NO use to those travelling by train to/ from Kogarah during peak hours, as trains no longer stop there during peak times. This example of just one change to the train timetable, lacks sound judgement to say the very least, whilst at the same time trying to encourage travel by public transport & increasing the density & heights of residential buildings near existing public transport “corridors” eg. heavy rail.

Whilst this draft LEP cannot solve ALL the NSW public transport issues immediately, these issues need to be factored into any increase in local population, housing & the transport needs of the present, as well as into the future. Failure to do this will only further enrage many people, with unfavourable social consequences being the result.

<!--[if !supportLists]-->13 <!--[endif]-->A greater diversity of local job opportunities, (not only low-paid retail and community service jobs, hospitality, tourism, real estate or building & construction jobs) are needed within the Sutherland Shire, in order to sustain responsible development & more importantly a balanced life.

The recent (forced) closure of the 100 year old, world class Cronulla Fisheries research facility by the NSW O’Farrell Government is just one example which was short-sighted, ill-informed & an unnecessary loss of jobs, experience, intelligence & innovation & damaging to the local economy. Secure, permanent & environmentally sustainable jobs are vital for the local community, which of course is not only an “economy” but a “society” (& preferably a cohesive one).

<!--[if !supportLists]-->14 <!--[endif]-->I am also opposed to any re-zoning to “residential”, which is underneath the flight-path of aircraft. Already, excessive aircraft noise is a serious issue. I like others, have been woken up by flights operating outside the “curfew” times on countless occasions.

<!--[if !supportLists]-->15 <!--[endif]-->“Housing” the population living within the Sutherland Shire, needs to be capped to a sensible, responsible & sustainable level & consistent with its natural environment eg the coastline, waterways, rivers, canals, bays, mangrove areas, tidal areas, sandy peninsulas etc.

<!--[if !supportLists]-->16 <!--[endif]-->The LEP must NOT only focus on the wants & desires of younger people wishing to purchase homes in the area, but also on older members of the community who wish to remain living in the area. After all, it is many of these people who have a lifetime of knowledge of the area & have actively contributed to making (& keeping) it a desirable place to “live” not only “inhabit”.

<!--[if !supportLists]-->17 <!--[endif]-->A return to the past, where sewerage polluted Cronulla’s beaches, is of enormous concern for public health & safety, especially with the already increased residential & commercial developments at (the new) Greenhills Beach & Woollooware Bay developments. Saturating the Cronulla region with the increased residential & commercial buildings proposed, will destroy the area both socially & economically.

Environmental integrity, ecologically sustainable development & proper public consultation, must not be compromised in developing such a treasure that is (or was once?) the Sutherland Shire.

The proposed DRAFT SSLEP as it stands (& with the amendments made by Councillor Kent Johns in his former capacity as Mayor); will irreversibly change the appealing character & (especially) the liveability of Sutherland Shire, which has been shaped over generations by long-term & life-long residents.

It is the birthplace of modern Australia with a long indigenous heritage which also needs to be valued, respected & protected. What remains of its natural beauty needs to be protected & preserved, as it is this which draws people & nature to the area.

Sutherland Shire Council has provided some wonderful amenities & events over the years, with the aid of & in partnership with the community & its residents.

Please do not let the proposed, inappropriate over-development negate all these efforts & achievements over generations.

Yours sincerely

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