



PCU51291

Marion Pate. 12<sup>th</sup> February 2014.  
Sutherland Shire LEP Review.  
NSW Department of Planning and Infrastructure.

LEP for Kurnell to Caringbah area.

Kurnell 2000 homesites  
Greenhills Cronulla 450 plus homesites  
Sharks Woollooware 600 units This could be in 3 stages of up to 1800 units  
Unit prices starting at 1 bed \$450,000.00, 2 beds \$575,000.00, 3 beds \$860,000.00

The myth being peddled around by developers and council is the new LEP will  
Create affordable housing, the Sharks development has proven just that, it's a myth.  
One and two bedroom units in North Cronulla are about the same price or less. And  
Are more conveniently located to the beach and the railway station.

In fact high rise units are more expensive to build and maintain than 3 storey blocks.

Caringbah Mall Caringbah...Kingsway to Banksia Road 150 units a conservative estimate.  
Hay Street carpark Caringbah 150 units minimum as this has been classified as a  
High density development.  
Caringbah High School ..the old skate board park 2HA high density classification by the  
Council 400 units and townhouses ...minimum.  
The Coles carpark Caringbah high density 150 plus.  
Cronulla Richmond Street to Marlo Road again high density potential of 500 plus new dwellings.  
This equals 4,350 dwellings all most half that is required by the LEP in a 12 square kilometer  
Area. Two cars per household equals 8,700 cars, this is 725 additional cars that are already in  
The area per square kilometer.

Areas that cannot cope now.

Gannons Road railway underpass/Kingsway. When they constructed the dual railway line  
From Caringbah to Cronulla, they had the opportunity to put a "turn Left" lane to Cronulla, at  
The Kingsway, another example of not spending money on infrastructure.  
Taren Point Road Captain Cook intersection.  
Port Hacking Road south, Kingsway, President Avenue intersection.  
Kingsway, Eloura Road Northies Hotel intersection.  
Wyanbah roundabout and Purley Place.  
Toyota Roundabout.

If the panel from the Department of Infrastructure and Planning would like a suggestion, rather  
Than take notes, go out in the field, spend a week driving around the area to get the full impact  
On how strained the infrastructure is.

Cronulla on the weekends, summer day, try getting a parking spot.  
President Ave around 4pm to 6pm any day of the week.  
Saturday morning any where around the Shire.  
Captain Cook Drive/Toyota roundabout Gannons Road any afternoon from 4pm onwards during  
the week.

The area cannot cope now, so with another 8,700 cars in the area it is very plain what the result  
will be.

Also further afield the car trip into the city in peak hour, The Grand Parade is over capacity now  
with no

F6 insight. The trip takes over 1 hour providing that there are no accidents. Discussions have  
been forwarded,



That we live 25 kilometers to the city, so we have to support the LEP, with the infrastructure we have, it may as well be 120 kilometers from the city centre.

I would like to give you a few more facts that you may not be aware of .  
Last year in the months of October, November and December 2013, the State Government bought in over 950 million dollars in stamp duty on the sale of Property, where did all the money go, not on infrastructure that's for sure, in Fact almost nothing has been spent on the Cronulla, Woollooware, Caringbah, Kurnell and Miranda area for decades.

A few things have been done admittedly.  
The dual railway line...(20 years overdue)  
A centre divider on the Taren Point bridge ( the RTA got their body count before installing it)  
A few "right hand Turn" extensions  
Traffic lights at Port Hacking Road north/Kingsway Boulevard intersection,  
Only after there were so many accidents and it was declared the "blackest" Intersection in Sydney, and I think the NRMA was starting to run out of funds  
Because there were so many claims.

Im sure that there are a few more, but my point is that there has been nothing Substantial spent for a long time and its desperately needed before the LEP is Even contemplated.

Then the more indepth parts of the LEP that you are familiar with, that is a major Concern to the residents, this was high lighted by the recent Miranda by-election

High rise.  
Over shadowing.  
Floor space ratio.  
Devaluation of property.  
Parking.

High rise around railway stations, which is part of the LEP, the council was talking About building units over railway stations, why not build carpark over the stations To free the streets up, so residents can come to the town centres and do their shopping. Im sure the Chamber of Commerce in all shopping areas especially Cronulla would be In favour.

To sum up, the residents of the Sutherland Shire are the ones that have paid for its being Not the Council, not the Councilors and not the Developers, accordingly we should have The major say in the direction it should take.

The Westminster system of Government/ a democratic society, the people ( in this case the residents) voted the government in ( Sutherland Shire Council) to represent them, not The developers or themselves for that matter.



The proposed developments that I have quoted to you in you are in doubt,  
Put it to the SSC and ask them to dispute them. Even if the 2000 homes sites  
At Kurnell are removed it is still unsustainable development without major  
Infrastructure.

When all the developments are added together, it will be a disaster for the  
Area.

I am sure that there would be very few residents that would want to live in a  
Community where it is almost impossible to move around in a reasonable  
Way.

I am not against development because there is a need to create more housing,  
However as the LEP stands with so much high density the area cannot cope  
With it, if the density was concentrated around the town centers this could  
Be a reasonable plan, however it goes much further than that, believe it or not  
People still want good residential area and live in houses not units, unfortunately  
Not every one can work or afford to live in the area that they want.

One suggestion I would like to make for the Cronulla area, rather than turn it  
Into a Gold Coast/Surfers Paradise nightmare why not construct 4 storey  
Walk-ups, in fact there a quite a number of 4 storey walk-ups in Cronulla  
As they have the garages underneath. Construct units with under ground  
Parking and elevated entrances this would only create building heights that are  
Already established, the developers would be able to make their returns, with no  
Lifts involved this would keep prices and body corporate fees down, with no  
High rise. Also keeping densities in check and the whole ascetics of the area in  
Place. This would be a good solution for the Richmond Street to Marlo Road area.

I know it is easy to criticize and difficult to be constructive, I have made a few  
Suggestions the above and car parks over railway stations, Im sure with discussion  
There could be many more reached, with an amicable compromise for every one.

I hope that this will give you something tangible to work with.

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