



PCU51526

Independent Review Panel

Hand delivered  
14/2/2014

71 Eric Street  
BUNDEENA NSW 2230  
Ph 9523 0146  
Mob 0408023994  
14 February 2014

Submissions Invited for Sutherland Draft LEP Review

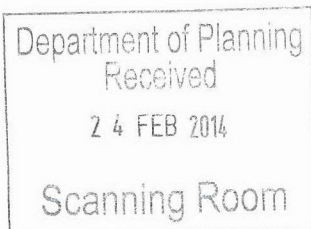
SSC's planning officers have refused many community requests to hold public forums throughout the shire to allay ratepayers'/residents' concerns and issues.

My recommendations are;

- that the present draft LEP 2013 should not proceed
- the urgent need for SSC's planners to conduct those public forums
- re-exhibition of the draft LEP 2013

In 2012 SSC did not have enough time (4 months) to comment on the NSW State Government's green paper because it was a very detailed document covering a broad range of matters.

R John Gawthorne  
Community Justice of the Peace



The Independent Review Panel  
for NSW Planning &  
Infrastructure  
4-6 Bligh Street  
SYDNEY NSW 2000

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14 February 2014

Dear Independent Review Panel

Re Submissions Invited for Sutherland Draft LEP Review

Sutherland Shire Council (SSC) conducted a dictatorial attitude to shire ratepayers throughout the draft Sutherland Shire Local Environment Plan 2013 process. SSC refused to hold public meetings for ratepayers to discuss their concerns and issues with council planners. The draft LEP contains over 700 pages and in the then mayor's own words "the draft plan has implications for ALL property owners and also combines FOUR current LEPs".

The draft LEP 2013 went on public exhibition from 19 March 2013 to 17 April 2013. That period contained the Easter holiday break and the school holiday period! Due to ratepayer outrage the exhibition period was then extended to 1 May 2013.

At that time the draft LEP 2013 contained:

- .65 zoning changes
- .implications for all property owners
- .changes to town centres and surrounds
- .removed some restrictions on dual occupancies, villas, townhouses and units
- .increased permissible floor space ratio for family homes
- .more flexible landscape requirements for property owners
- .changes to the approach to managing foreshore areas
- .wider employment uses in some industrial areas

Appallingly some residents had not received council letters alerting them to the changes

OR

some letters were not received until after the commencement of the exhibition period

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I noted that SSC did not have time (4 months) to comment on the NSW State Government's green paper issued on 14 July 2012. It closed October 2012 with NO input from SSC 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 the process was also complicated by the local government elections which made it harder for councillors to meet and get consensus".

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To complicate draft LEP matters further I also noted that in April 2013 SSC also nominated URBAN ACTIVATION PRECINCTS and nominated TWO areas, Caringbah, Miranda, Sutherland, Kirrawee & Loftus. In reality FIVE suburbs had been nominated. There was more when council then introduced various changes to the existing LEP 2006!

I have also noted that SSC does not use the words HIGH RISE but prefers housing jargon such as NEW HOUSING, CHANGES to ZONING, COUNCIL's HOUSING STRATEGY and URBAN ACTIVATION PRECINCTS.

On 29 July 2013 last minute changes were made to the draft LEP which had been on exhibition for 44 days. Councillors received the mayoral minute with changes to the draft at 5.10pm just before the 6.30 council meeting.



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## Submissions Invited for Sutherland Draft LEP Review

TWO RESIDENTIAL ZONINGS FOR THE VILLAGE of BUNDEENA  
in the DRAFT LEP 2013  
E3 ENVIRONMENTAL MANAGEMENT  
E4 ENVIRONMENTAL LIVING

SSC's letter of 6 August 2013 quotes in part "the location of the zoning boundary was based on an assessment of each locality's contribution to scenic quality as viewed from the water and the quality and significance of remanent environmental features.

With specific reference to the application of the E3 Environmental Management Zone and the E4 Environmental Living Zone in the Bundeena area, please note that it was NOT POSSIBLE to transfer the existing zone pattern under Sutherland Shire Local Environment Plan 2006 to the new planning framework".

Bundeena is a small one square mile picturesque village surrounded by the Royal National Park and Port Hacking.

The Draft Sutherland Shire Local Environment Plan 2013 reveals that Bundeena has been allocated two residential zones being E3 Environmental Management and E4 Environmental Living. Bundeena is a unique, magical place and warrants an E3 classification for all sections zoned residential. The residential areas for the similar nearby villages of Maianbar and Fishermans Bay are ALL ZONED E3!

Bundeena people are genuinely appalled on the realisation that the council had divided their close knit community into two residential zones. They were also appalled when they had difficulty deciphering council's land zoning map with the E1, E2, E3 & E4 components in similar brown colours with poor quality zone numbers and area identification. Council's much larger maps had Bundeena split over two pages with the main emphasis on the big blue ocean!

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# Submissions Invited for Sutherland Draft LEP Review

I will now discuss anomalies with the E3 and E4 residential zoning boundaries firstly with Eric Street. Eric Street forms Bundeena's eastern boundary, the northern end is E3 and the southern end is E4. Both sections contain spectacular ocean and Royal National Park views.

Scarborough Street, (near Eric Street) the northern side is E3 and the southern side is E4. Both sides have the same quality housing and some with partial water views. The E4 side has the formed footpath and it also has beautiful remanent bushland. The lower end of Scarborough Street, not visible from the water is zoned E3!

Rymill Place cul-de-sac estate forms a delightful setting with Royal National Park views and a secluded pathway that transverses the best and largest bushland area of Bundeena with some water views. It should be zoned E3 and not E4!

Thompson Street Bundeena has no water views but is zoned E3!

The letter does not explain

- .the existing zoning pattern under LEP 2006
- .are the areas in LEP 2006 identical to those being rezoned in council's new E4 zone? I need to see the maps.
- .draft LEP 2013 contains 65 zoning changes
- .what is the present residential zoning in LEP 2006 and the differences between it and the proposed E4?
- .the differences in E4 according to location
- .the differences between the proposed E3 and E4 with regard to subdivision Council's letter makes no mention of subdivision
- .the NSW Rural Fire Service Lidcombe headquarters report dated 8 April 2013 makes specific mention of a new E4 Environmental Living zone where AN INCREASE IN DENSITY or a SPECIAL FIRE PROTECTION PURPOSE DEVELOPMENT COULD BE PROPOSED etc.

SSC has not been upfront in providing the required information AND ALL THE MORE REASON FOR BUNDEENA to HAVE an E3 zone and NO E4 residential zone!

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When I visited SSC for information on the proposal for two residential zones for Bundeena, the staff was unable to answer my questions and my requests to see an appropriate planning officer were rejected! I was then given a poor quality map of the proposed zonings.

In 1963 I bought my beautiful natural bushland block with its gum trees and lovely native vegetation. In 1964 SSC allowed the developer to bulldoze the intended residential estate by removing all trees, native vegetation and top soil as fill to form Beachcomber Avenue at its lowest junction in Spring Gully. SSC demanded this all be done prior to giving consent for registration of the subdivision.

The estate owners paid for the roads, kerb and gutter, drainage, water & electricity.

The new estate's roads gave SSC road access to its sanitary depot. SSC then removed enormous amounts of sand from this site to construct Bundeena oval in the low lying recreational area. For many years, SSC's stripping of the hillside left a huge scar for all to see.

Over the years the residents have worked tirelessly to beautify the area to be comparable to those areas in the proposed E3 zone. Our area is the popular gateway for the very popular National Park coastal walking tracks to view the spectacular splendour.

There is also the added responsibility for residents to make their homes as safe as possible from the threat of bushfire. The 1994 bushfire destroyed over 90% of the National Park, council's sanitary depot and all of the former scout land site. All these areas have since fully regenerated.

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# Submissions Invited for Sutherland Draft LEP Review

The former SCOUT LAND site in Spring Gully at 60-70 Bournemouth Street Bundeena must not be subdivided. This was a developer donation to the scouting movement which assisted the developer to obtain council's approval for the adjoining PACIFIC WATERS ESTATE subdivision of 165 housing lots. Each original owner contributed to this in the purchase price. I was one of the original purchasers at the estate's opening weekend in 1963. Council has not responded to my statement that this former scout land was rate exempt. During its 50 year history I understand that this land was only used twice by the scouts as there was no road, no services, no water and known as Bundeena's worst location for bush fire.

In 2013 a developer bought the former scout land site and now proposes to purchase part of the nearby 'paper' road at 10-40 Sussex Street Bundeena known as the old sanitary site for his eco tourism facility. The many nearby residents have made a huge financial commitment in their respective property purchases compared to the minimal sum paid by the developer for the former scout land.

When purchasing my land in the PACIFIC WATERS ESTATE in 1963 I was informed that this developer land donation to the scouts would always be a passive recreation area to enjoy the pristine flora and the abundant wildlife. On receiving the contract of purchase of my land I was given a map depicting the recreation area as 'seller's guarantee'.

6

The Bundeena Progress Association informed me about 30 years ago that a large tract of land near the sanitary depot was privately owned but was transferred for inclusion in the Royal National Park. I remember seeing this land in lot sizes for a land subdivision that did not eventuate.



SUBMISSION to NSW PLANNING & INFRASTRUCTURE for  
SUTHERLAND DRAFT LEP REVIEW

for the Independent Panel & other Reviewers

Bush Fire Report

The NSW RFS bush fire map shows that Bundeena's Spring Gully was last hazard reduced by burning on 29 March 2003 by the NPWS. My observations revealed that only some very small areas were hazard reduced. The map also shows that a 2013 proposed bush fire hazard reduction in Spring Gully and near Bundeena & Bonnie Vale, did not occur. There is a huge build up of ground fuel and on 11 January 2014 the Bundeena Rural Fire Service commenced various meetings warning Bundeena residents to be prepared for the impact of wildfire and how you can best be prepared for such event

Sydney Water has recently reduced the water pressure in Bundeena but has not provided the assurances to residents that the pumping station at the Maianbar reservoir will continue to operate in a bush fire emergency. . . .

During the LEP and the LEP amendments requesting public comment I handed 80 submissions to council showing unanimous support for the E3 Environmental Management zoning for all residential areas of Bundeena.

\* Initially 41 form letters were lodged on behalf of Bundeena residents with unanimous support for the E3 residential zone and an E2 conservation zone for the former scout land site.

The Sutherland Shire Council planning officers should have held a public forum in Bundeena in the first instance to fully discuss residents' issues and concerns with the draft LEP 2013.

\* This paragraph is an amendment to my speech to the panel on 6 February 2014. It was better left to the Spring Gully group to continue their research for concerned ratepayers. I did not hear of any support for the eco-tourist resort

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BUSH FIRE REPORT SUMMARY

Report from Scott Deller, Inspector Community Safety  
Coordinator Heathcote Rural  
Fire Service

Spring Gully area of Bundeena last hazard reduced by burning  
by NPWS on 29 March 2003.  
(I witnessed this burn and only a miniscule amount of land  
hazard reduced)

The proposed hazard reduction burn for Spring Gully &  
surrounding areas of Bundeena & Bonnie Vale proposed  
for 2013, did not eventuate.

Report NSW RURAL FIRE SERVICE, headquarters at Lidcombe  
dated 8 April 2013 was obtained under freedom of information  
from SSC. It responds to SSC's letter of 18 January 2013  
and makes for interesting reading with special mention of  
council's proposed E4 zone where there is an increase in  
density or a special fire protection purpose development  
could be proposed etc

Report NSW RURAL FIRE SERVICE, headquarters (also known as  
Homebush Bay) dated 13 September 2013 was also obtained  
under freedom of information from SSC and simply  
raises no concerns in relation to bush fire. It responds to  
SSC's letter of 19 August 2013. Both RFS letters were  
responding to council's exhibition of draft LEP 2013

SSC should release details of its letters to the RFS  
to clarify the conflicting replies from the RFS.

The BUNDEENA RURAL FIRE BRIGADE has held several street  
meetings with residents during January 2014 and is now  
warning residents TO BE PREPARED FOR THE IMPACT OF WILDFIRE  
ON BUNDEENA AND HOW YOU CAN BE BEST PREPARED FOR SUCH AN  
EVENT. BRFB also warned that huge ground fuel levels are more  
than twice the levels prior to the 1994 bush fire inferno  
which destroyed over 90% of the National Park, the former scout  
land site and SSC's former sanitary site.

I believe the plan for an eco tourist development on the  
former scout land site and SSC's sanitary site, is ludicrous.

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8B

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THE COUNTDOWN

SUTHERLAND SHIRE DRAFT LOCAL ENVIRONMENT PLAN 2013

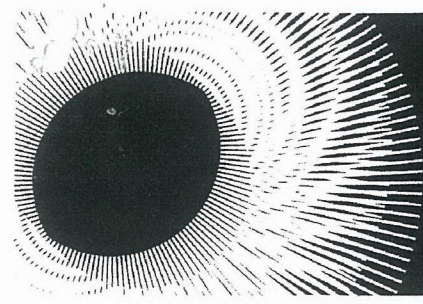
*my*  
SUMMARY

- 1 ALL the land in council's old sanitary depot site including the adjoining 'paper' Sussex Street road should be transferred to the Royal National Park.
- 2 The proposal(s) for an eco tourist resort on the former scout owned land in Spring Gully and on the old former council sanitary site including the Sussex Street 'paper' road should be refused.
- 3 The former scout owned land in Spring Gully should be a conservation area with NO eco tourist (or the like) development  
OR  
it should be transferred to the Royal National Park.  
(see page 2 of my discussion with the independent panel for the NSW Planning & Infrastructure Department)
- 4 Both of the abovementioned areas are in Bundeena's worst bush fire zone due to location and volatile topography. National Park and bush fire records held by various authorities and services provide corroboration historically, but have NOT been produced for council's draft LEP! WHY?
- 4 The E4 residential zoning proposal for part of Bundeena should be removed and rezoned the better E3 to match the remaining E3 residential zoning of Bundeena. Note ALL residential areas of Maianbar and Fishermans Bay are zoned E3. Dependent on location, I am appalled that council has different provisions for Bundeena owners in the proposed E4 residential zone. All the more reason for Bundeena to have the one E3 residential zone. (also see page 1 of my report as discussed with the independent panel of review for the NSW Planning & Infrastructure)
- 5 Has the National Parks & Wildlife Service considered leasing Bonnie Vale's ranger's house and environs to the developer. This would be a beautiful, safer and more pleasant site. It appears that the boat ramp proposal at this site has been abandoned. Bonnie Vale right next door to Bundeena, is a very large site for picnickers, visitors, tourists, campers etc. Over the years, there have been many plans for Bonnie Vale's old Simpson Hotel site which is now known as the ranger's cottage & its environs. (please see attached copies of various proposals) The NPWS is currently promoting more use of its main sites being Bonnie Vale and Audley.

10  
to  
12

*Jan 5*





# BPA

Bundeena Progress Association

INCORPORATING  
Bundeena/Maianbar Precinct Residents' Association  
PO Box 3030 Bundeena NSW 2230

The Environmental Planning Unit  
Sutherland Shire Council  
Locked Bag 17  
Sutherland NSW 1499

After  
24 Sep 2013

## Submission for Amended Draft Sutherland Shire Local Environmental Plan 2013

\* **Bundeena Zones E3 and E4.** We do not want part of Bundeena zoned E4. All of the residential zone must be E3.

The entire area of Bundeena is within the Royal National Park which warrants the highest environmental zone available. It is absurd to carve out a section of the village for possible future higher density development on the pretext that somehow this area is different from the rest and does not have the scenic qualities required for E3 rating. This view is nonsense and cannot be justified. The proposed E4 zone even includes our school, which has the exquisite Angophoras growing among the rocky outcrops. The re-zoning of the school grounds causes concern also, as the land could later be sold off and subdivided. The students and the community fully appreciate how lucky we are to have such a wonderful playground and would hate to see it destroyed.

All of Bundeena, Maianbar and Fisherman's Bay must be zoned E3.

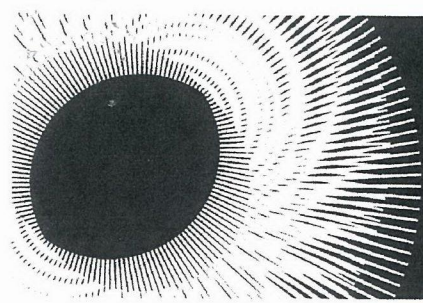
\* **Former Scout Land** 60-70 Bournemouth St. The Progress Association strongly supports including the former scout land in the Royal National Park. It is a shame on our members of parliament and councillors that this rare, delicate, natural, pristine land was allowed to be lost to the national park.

The fact is that the land is now privately owned. That should not lead to being allowed to do what you like with it. All restraints which would normally apply to land that is as environmentally significant as this parcel of land is, particularly as it is adjacent to the national park, should be rigorously enforced.

There must be no additional uses permitted on the E2 zoned land. Permissible uses can be expanded at a later date and there are no residential controls on open space land. NB the Shark's residential flat development was approved on private open space land with additional uses.

There is no legitimate reason or compulsion on the council to sell Sussex St (if they do own it) to the developer. It must be included in the Royal National Park.





# BPA

Bundeena Progress Association

INCORPORATING

Bundeena/Maianbar Precinct Residents' Association

PO Box 3030 Bundeena NSW 2230

(2)

Bundeena Creek could be adversely affected. The sanitary dump was closed because of pollution down Spring Gully into Bundeena Creek. It would be ironical if council's approval of development on this land led to pollution of Bundeena Creek.

\* **We oppose Sutherland Entertainment Centre** being re-classified from community to operational. It is in the public interest that this site remains classified as community land. Its future should be decided by an open and public process. The residents of Sutherland Shire need a centrally located facility of this type.

\* **Retain current landscape controls in Bundeena.** The extreme reduction in landscaping area from 55% to 30%-35% and the increase in floor space ratios in all residential zones in the Shire. The minor changes conceded in the Mayoral Minute will be ineffective in preserving the Shire's green space. Landscape controls are particularly relevant in Bundeena to retain its affinity with the Royal National Park.

\* **There should not be any alienation of Waratah Park** public open space for development. The 13,346m<sup>2</sup> of public open space (adjacent to the swimming pool complex) is still shown on the maps as Potential for Redevelopment with 30m Height Limit (9 storeys). This must be removed.

\* **Increased building heights in the Centres** will result in a ghetto effect with loss of sun and amenity. There have been no calculations of the number of extra dwellings as a result of the Mayoral Minute. These extra heights were introduced at the last minute with no consideration for their effects or impact on parking, congestion or social amenity.

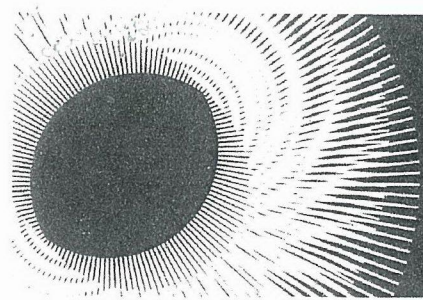
*It is disappointing that the Mayoral Minute not only ignored the submissions lodged for the first exhibition that overwhelmingly opposed the pro-development Draft Local Environmental Plan, but even went further by increasing the potential for more development!*

*Please consider these issues.*

Yours sincerely,

Margaret Wilkes – Secretary of the Bundeena Progress Association





# BPA

Bundeena Progress Association

INCORPORATING  
Bundeena/Maianbar Precinct Residents' Association  
PO Box 3030 Bundeena NSW 2230

AFTER  
24 Sept 2013

The Environmental Planning Unit  
Sutherland Shire Council  
Locked Bag 17  
Sutherland NSW 1499

RE: Re-zoning of Lot 3 DP213924 (60-70 Bournemouth St, Bundeena)

Dear Sir/ Madam,

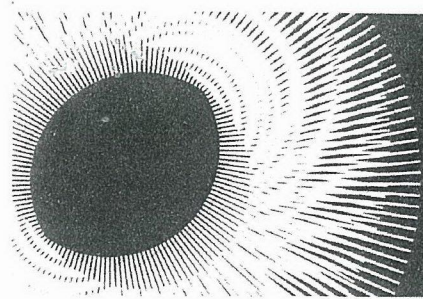
Bundeena Progress Association is writing to express our concerns relating to the above property, formerly known as the Scout land.

The proposed re-zoning of this property under the Draft SSLEP 13, as E2 (Environmental Conservation) causes the BPA concern as to what form the proposed development could eventually take if the permissible uses allowed were pushed to the extreme. If a DA were to be approved and the new owner constructed his eco-tourist resort as planned, what guarantees do we have that in the future this land could not be sub-divided or re-developed in some seemingly less sympathetic way. Any additional permissible uses would be highly inappropriate for this site due to the extreme bush fire risk (especially currently), the topography of the land and the environmental considerations. We request that Lot3 be zoned E2 and the additional permissible uses for recreation camp/ eco-tourism be removed or a least re-vised and restricted. Also that subdivision of that land be prohibited for the reasons stated above.

Our other concern in relation to the proposed development on this site is the sale of the Sussex Street 'paper road' to the developer to allow him access to his property. BPA are in favour of this land being given/ exchanged with the National Parks & Wildlife Service to add to the parcel of land immediately south of this area. This would allow NP&WS to provide a low impact development in the form of a car-park and visitors information signage. Due regard would be given to conserving the bloodwoods and any other significant botanical species. The visual impact observable by residents of Beachcomber Avenue and other south facing properties would be minimal.

However, if this land was sold to the owner of Lot3 (60-70 Bournemouth Street) he would need to significantly clear this area to allow for the buffer zone in the event of bushfire. As this area is realistically the only real level area of his land all his infrastructure - access road, water tanks, toilets, camp sites and care-taker accommodation would need to be constructed on or adjacent to this land on the northern boundary of Sussex Street and highly visible to residents overlooking this site.





# BPA

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INCORPORATING

Bundeena/Maianbar Precinct Residents' Association  
PO Box 3030 Bundeena NSW 2230

The visual impact from Beachcomber Ave and southern Bundeena would be 'horrendous', at least in the short term. There would be no way to disguise or minimise the visual impact of this type of development, given the height of the site in relation to the southern urban development of Bundeena. The bloodwoods and other species would be destroyed to allow the owner's property/ development to be protected from the threat of bushfire. As this area, Spring Gully, is located in a well-documented 'bushfire prone' zone (see SSC maps) and from many years of local experience, it would seem a particularly unwise choice for any type of development on this land.

The NSW Rural Fire Service (2/9/2013) has issued a statement that most areas of NSW have been classified 'as having above normal fire potential for the 2013-2014 Bush Fire Danger Period. The vexing question of hazard reduction relates directly to this property and its environs. The Bundeena RFS have been advised that NP&WS have/ had plans to carry out hazard reduction in the Spring Gully area this year as conditions permit. This action has been long awaited by the community of Bundeena as the potential fuel load is extremely high. The fire in January of 1994, was the last time this area was burnt. Over the last twenty years we have had many prolonged periods of heavy rain resulting in an exponential rate of growth in the understorey vegetation. Many of the walking tracks through this area are now impassable. BPA are curious as to how the private ownership of 60-70 Bournemouth St may affect the proposed hazard reduction or any proposed in the future. The residents of southern Bundeena, especially those directly adjacent to RNP are very aware and concerned that Bundeena's most likely threat of bushfire comes from the south or south west.

Thank you for your consideration of these issues. BPA urge SSC to consider this DA and the related issues very carefully, as the development would seem to be highly inappropriate in that particular location. The E2 zoning of this land and the removal or at least the revision of the permissible uses clause, will also set the precedence for the future and allow this land to remain in its present pristine state and also to continue to provide a very necessary buffer zone for the village of Bundeena from the very real threat of bushfire.

Yours sincerely,

*M. A. Wilkes*

Margaret Wilkes, Secretary of the Bundeena Progress Association



(16 OCT 2012)

# '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 councilors.

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.

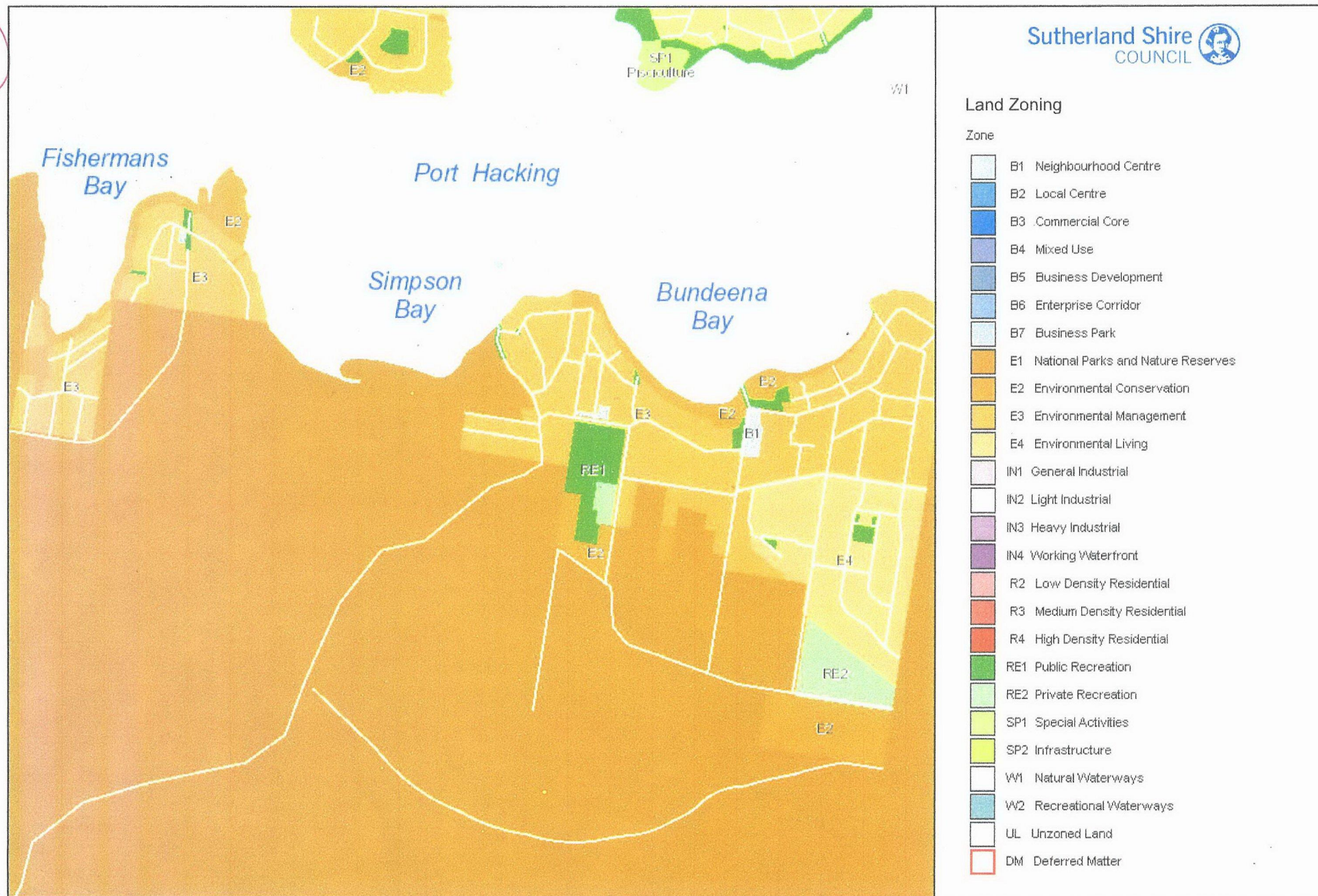
View submissions: [planning.nsw.gov.au](http://planning.nsw.gov.au).

## 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.



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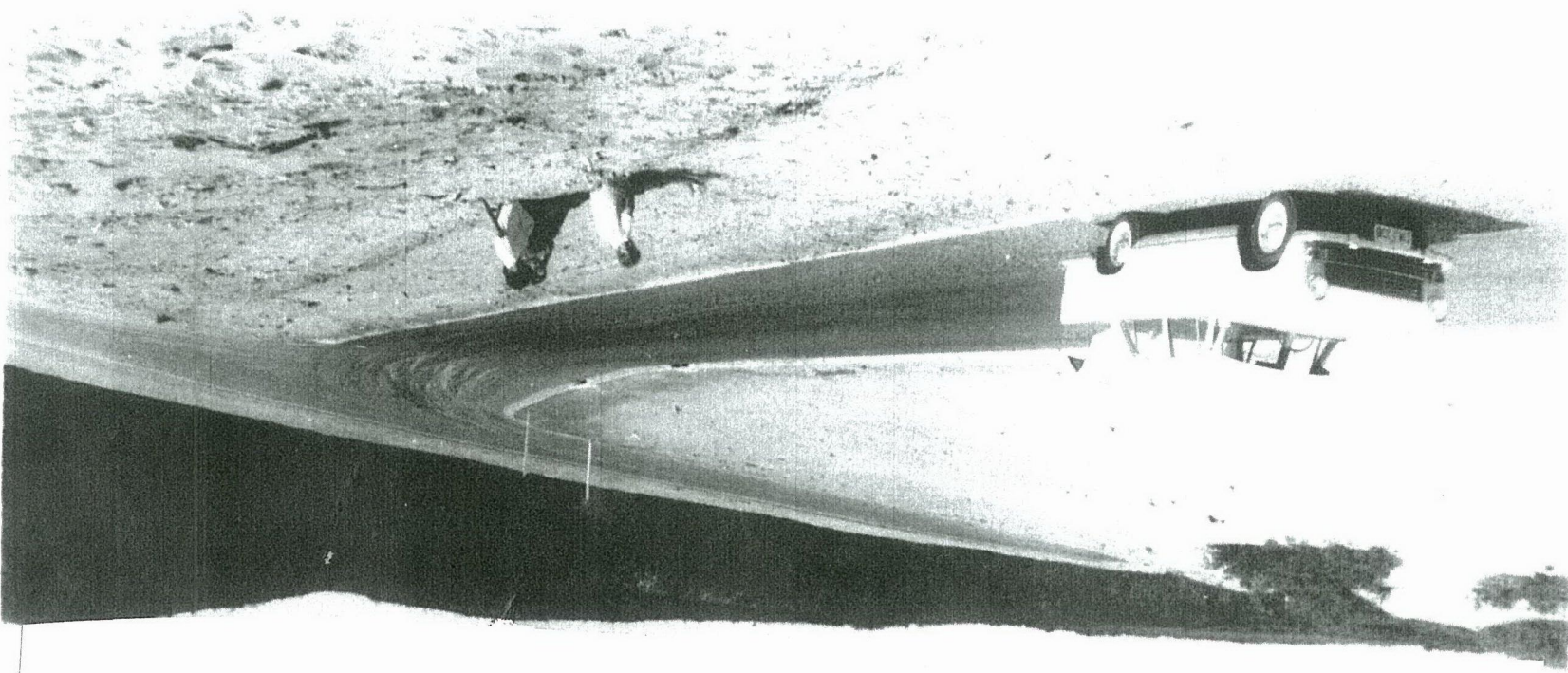




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Eric Street South Junction  
with Beauchamber Avenue  
Bundena

DEC 1964



④

OUR HOUSE AT 71 ERIC STREET BUNDEENA

1967





1960 s ? 5

# SEWER HEALTH THREAT

## *Protest draws blank*

Sullage being dumped at the south-east end of Bundeena was creating an unhygienic environment, a resident claimed this week.

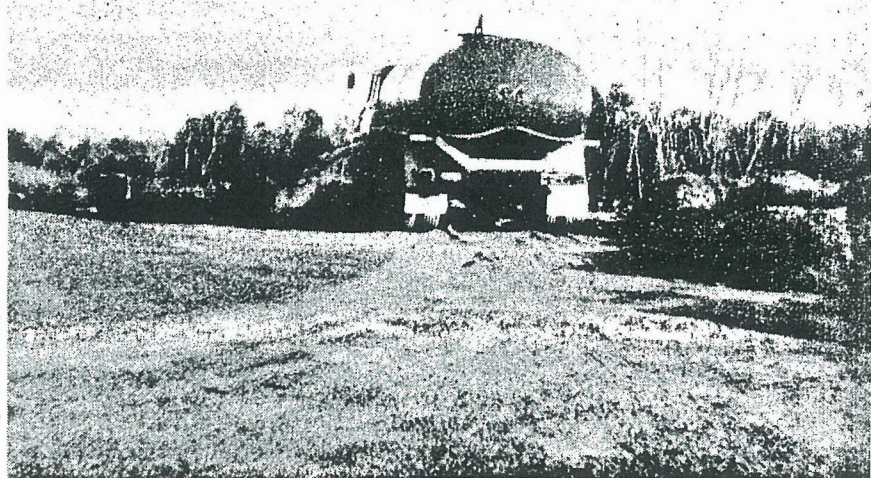
Mr. E. J. Gawthorne, who has owned a cottage at Bundeena for about 30 years, has protested strongly against the use of this area for disposal of sullage.

"For years now Sutherland Council has dumped sullage into an open ground area at Bundeena," Mr. Gawthorne said.

"This causes great discomfort to nearby residents, many of whom have young children.

"As Bundeena expands rapidly so does the demand for disposal of sullage and residents of this little town are wondering how long council will continue its unhealthy contribution to this section of Bundeena."

Mr. Gawthorne claims a



SULLAGE allegedly being dumped at Bundeena.

more "stinking and fermenting" area of ground could not be found anywhere.

To have this lake of sullage on top of the hill overlooking Bundeena is an insult to one and all," he said.

"Council has done some good work in Bundeena but

surely the health of the community should be one of its first considerations.

"Councillors should examine the area where the sullage is being dumped and make representations to have it moved to a more suitable location."

Residents had attempted

to speak to councillors and members of council health department and petition had been signed by many of them.

Council health inspector Mr. R. McLean, admitted council was dumping sullage into ponds at Bundeena but said it was in proclaimed sullage area.

## Attack on waste

A disposal and treatment plant for industrial waste is being designed by the Metropolitan Waste Disposal Authority and should alleviate the problem of illegal dumping at Menai.

Directors of the authority, Mr. R. Connely, said this week one of the most extensive surveys into waste disposal ever carried out in Australia had just been completed.

"As soon as the authority was established we set out to attack the waste disposal problem," Mr. Connely said.

"An industrial waste collection plant at Alexandria was closed about 12 months ago, leaving firms no area for dumping waste.

"Now we have completed the survey we are setting out to design a disposal and treatment plant.

"When the plan is finished we will call tenders for its construction.

"The plant will be capable of handling all industrial waste produced in Sydney."

The Waste Disposal Authority had taken positive action to establish an interim depot for liquid waste, Mr. Connely said.

"The site for the permanent disposal plant is being debated now," Mr. Connely said.

### Many years

"Although an odour does come from the ponds there is no health hazard," Mr. McLean said.

"This has been going on for many years and we are taking steps to introduce more sophisticated system."

"The sullage is treated with chemicals in the ponds."

Mr. McLean did not know why the sullage could not be taken to the treatment works at Bates Drive.



al PART COPY OF PLAN ROYAL NATIONAL Park

6



Ltd. — 236 PITT STREET, SYDNEY  
M6001

LOT 94 R. J. GAWTHORNE 71 ERIC ST BUNDEEN  
PART OF PLAN given to me on purchase of land  
on opening weekend sale in 10/2



## ElectorateOffice Heathcote - Fwd: Bundeena Hazard Reduction Plans

**From:** ElectorateOffice Heathcote  
**Subject:** Fwd: Bundeena Hazard Reduction Plans

Good afternoon,

Please be advised of the following information relating to hazard reduction in the Bundeena area.

- Spring Gully area of Bundeena (includes east of Bundeena Drive) is proposed for hazard reduction burning by National Parks and Wildlife (NPWS) in 2013.
- The Spring Gully area of Bundeena was previously hazard reduced by burning on 29<sup>th</sup> March 2003. NPWS were the proponent of the activity.
- The Bonnievale, Bundeena (west of Bundeena Drive) hazard reduction was last reduced by burning on the 25/10/2010.
- NPWS conduct routine maintenance of numerous Asset Protection Zones (bush fire buffer zones) around the Bundeena township (further details supplied on request).

A map of these areas is also attached to assist with location of these burns.

Should you require any further information please do not hesitate to contact me.

**Scott Deller**  
**Inspector | Community Safety Coordinator**

NSW Rural Fire Service  
Sutherland Shire | 126 Wilson Parade | Heathcote NSW 2233  
p 02 9520 4040 | d 02 8508 4004 | f 02 9520 3936 | m 0400 416 182 | e [scott.deller@rfs.nsw.gov.au](mailto:scott.deller@rfs.nsw.gov.au)

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All communications to be addressed to:

Headquarters  
15 Carter Street  
Lidcombe NSW 2141

Headquarters  
Locked Bag 17  
Granville NSW 2142

Telephone: 1300 NSW RFS  
Email: [csc@rfs.nsw.gov.au](mailto:csc@rfs.nsw.gov.au)



The General Manager  
Sutherland Shire Council  
Locked Bag 17  
SUTHERLAND NSW 1499

Your Ref: LP/06/896819

Our Ref: L13/0005

Attention: Environmental Planning Unit

8 April 2013

Dear Sir/Madam,

**Planning Instrument for Exhibition Of Planning Proposal For Sutherland Shire  
Standard Instrument LEP 2013**

I refer to your letter dated 18 January 2013 seeking advice for the above Planning Instrument.

The NSW Rural Fire Service (RFS) notes parts of Sutherland Council fall within bush fire prone areas as identified on the Sutherland Bush Fire Prone Land Map. As such future development will be subject to the requirements of Section 79BA of the *Environmental Planning and Assessment Act 1979* and Section 100B of the *Rural Fires Act 1997*.

With this in mind Council should note that the introduction of Amendment II of the Australian Standard AS 3959-2009 *Construction of buildings in bushfire-prone areas* on 1 May 2011 now includes grasslands as a hazardous vegetation category. Any future development will need to consider this at the design and construction stage.

The RFS has also noted that Council will be proposing a zone called E4 *Environmental Living*. Within this zone, consideration should be given to ensuring appropriate access is available to the lots. Where an increase in density or a special fire protection purpose development could be proposed, roads should provide a satisfactory level of service for evacuation of occupants in the event of an emergency.

Also adequate water supply will be needed to supply the development or area to ensure water can be gained by fire services.

For any enquiries regarding this correspondence please contact Matthew Apps on 1300 NSW RFS.

Yours sincerely

Wayne Sketchley

Acting Team Leader, Development Assessment and Planning

See  
over



All communications to be addressed to:

Headquarters  
NSW Rural Fire Service  
Locked Mail Bag 17  
GRANVILLE NSW 2142

Headquarters  
NSW Rural Fire Service  
15 Carter Street  
HOMEBUSH BAY NSW 2127

Telephone: 1300 679 737  
e-mail: [csc@rfs.nsw.gov.au](mailto:csc@rfs.nsw.gov.au)

Facsimile: (02) 8867 7983



The General Manager  
Sutherland Shire Council  
Locked Bag 17  
SUTHERLAND NSW 1499

RECEIVED  
19 SEP 2013

Your Ref: LP/03/79340  
Our Ref: L13/0005  
DA13032086875 WS

Attention: Environmental Planning Unit

13 September 2013

Dear Sir/Madam,

**Planning Instrument for Exhibition of Planning Proposal for Sutherland Shire  
Standard Instrument LEP 2013**

I refer to your letter dated 19 August 2013 seeking advice for the above Planning Instrument in accordance with the *Environmental Planning and Assessment Act 1979*.

The Service has reviewed the plans and documents received for the proposal and subsequently raise no concerns in relation to bush fire.

For any enquiries regarding this correspondence please contact Wayne Sketchley.

Yours faithfully,

Michelle Streater  
A/ Team Leader, Development Assessment & Planning

The RFS has made getting additional information easier. For general information on *Planning for Bush Fire Protection 2006*, visit the RFS web page at [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au) and search under *Planning for Bush Fire Protection 2006*.





## BUNDEENA RURAL FIRE BRIGADE

The Brigade will be conducting street meetings in the following locations:-

**SATURDAY – 11th JANUARY 2014**

- 9am cnr Woodfield/Bundeena Dr
- 9am cnr Liverpool/ScarboroughSt
- 10am cnr Eric/Beachcomber Av
- 10am cnr Eric/ScarboroughSt
- 11am cnr Bournemouth/Rymill Plc

Meeting points will be marked prior to the day. Please go to the most convenient location

We will be speaking to you about being prepared for the impact of wildfire on Bundeena and how you can be best prepared for such an event.

**PREPARE – ACT – SURVIVE**

Street meetings subject to operational availability

## Bushfire law change

THE Rural Fire Service Commissioner can now audit hazard reduction work on public and private land and undertake work not carried out at the land manager's expense.

Councils now also need RFS approval before proceeding with residential subdivisions and sensitive developments such as hospitals, retirement villages, schools and hostels in bushfire-prone areas

# Increase in controlled park burning is on the cards

← LEADER

30-6-2011

THERE will be more controlled burns in NSW national parks over the next decade, following a review into the use of fire by the National Parks and Wildlife Service.

NPWS operations manager Bob Conroy addressed the Nature Conservation Council's Bushfire in the Landscape conference last Thursday, outlining the service's draft burn policy for the next 10 years.

The draft was developed after the findings of the Victorian Royal Commission on the Black Saturday fires of 2009.

The commission recommended an annual controlled burns target of 5 per cent of public land.

Mr Conroy said this had been dismissed for NSW, but said there was no doubt fire would be used more extensively in national parks to pre-

■ Do you think more burning is a good idea?

Have your say

[theleader.com.au](http://theleader.com.au)



vent fuel build-up and outbreaks of wildfires.

"We are increasing the amount we are burning, and we are doing that

quite deliberately," Mr Conroy said.

He said severe climate change could require annual controlled burns of between 4 and 5 per cent of national parks in future.

Currently controlled burning accounts for less than 1 per cent of burns in NSW national parks, while wildfires account for 3 per cent.

Speaking on fire management in the Blue Mountains, Elizabeth

Tasker from the Office of Environment and Heritage said there were clear clashes between fire prevention priorities and measures to protect biodiversity.

"Fire intensity and fire frequency has a huge impact on species," Dr Tasker said.

She said the best number of burns for fire prevention were, in many cases, too many for most species.

←

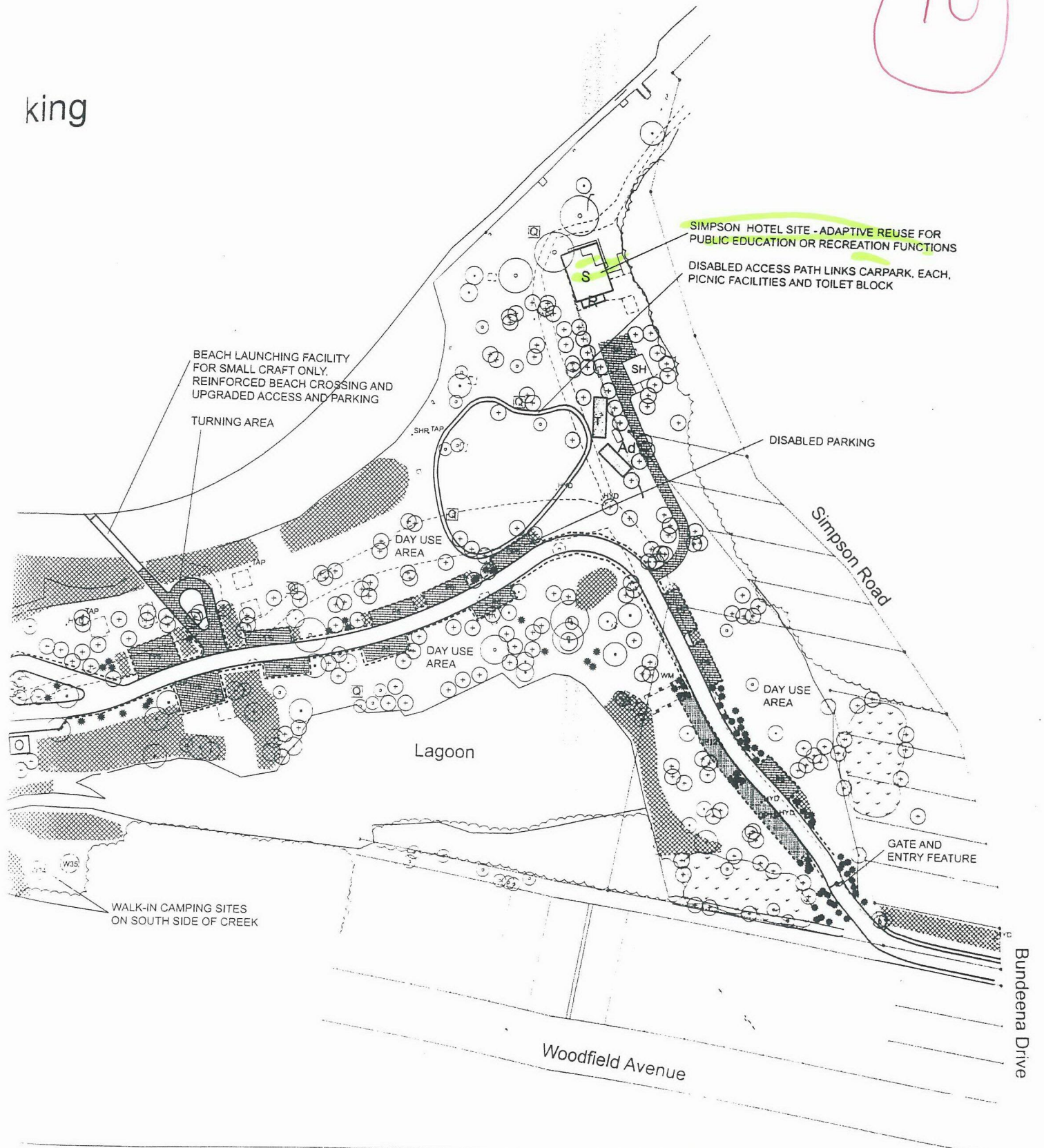
LEADER

13-8-2002



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Rev.	Description	Drawn	Check	Date
Rev.	Preliminary	AC	AM	AP 28-06-04

JOHNSON  
PILTON  
WALKER

Johnson Pilton Walker Pty Ltd  
Level 16, 105 Pitt Street Sydney  
New South Wales 2000 Australia  
Telephone 61 2 9232 7877  
Facsimile 61 2 9237 4206  
Email jpwalker@jpwalker.com.au

**Bonnie Vale**  
**Royal National Park**

DRAWN BY  
Draft Masterplan

PROJECT NUMBER  
0412  
DRAWING NUMBER  
SK 1001

DATE  
JUNE 2004  
REVISION  
00



Port Hacking

Song

Tidal Flats

Song

Mangroves

Creek

Royal National Park

Simpson Road

Lagoon

Woodfield Avenue

C Cabin  
H Existing Hut retained  
S Simpson's Hotel Site

- 1 Drive in camping area open / social character
- 2 Walk in camping area secluded character
- 3 Twin boom gates allow expansion of camping area to meet demand
- 4 Revegetation area to protect low beach ridges
- 5 Dune revegetation zone
- 6 Flexible areas suitable for both camping and day use

- 7 Day use areas with open and sheltered areas
- 8 Cabins arranged around 2 retained huts to reflect original arrangement of huts
- 9 Large group accommodation in Simpson's Hotel site
- 10 Boat ramp
- 11 Trailer Parking
- 12 Revegetation around lagoon
- 13 Entry feature with wetlands and avenue planting of native trees
- 14 Walking track connection to headland
- 15 Walking track to Mounbar via boardwalk through mangroves

- Day Use Area
- Full time camping area
- Day use / peak period camping area
- Revegetation Area
- A Ablutions Block
- R Residence and Office
- K Camp Kitchen
- P Parking Area

BONNIE VALE MASTERPLAN

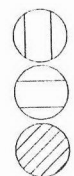
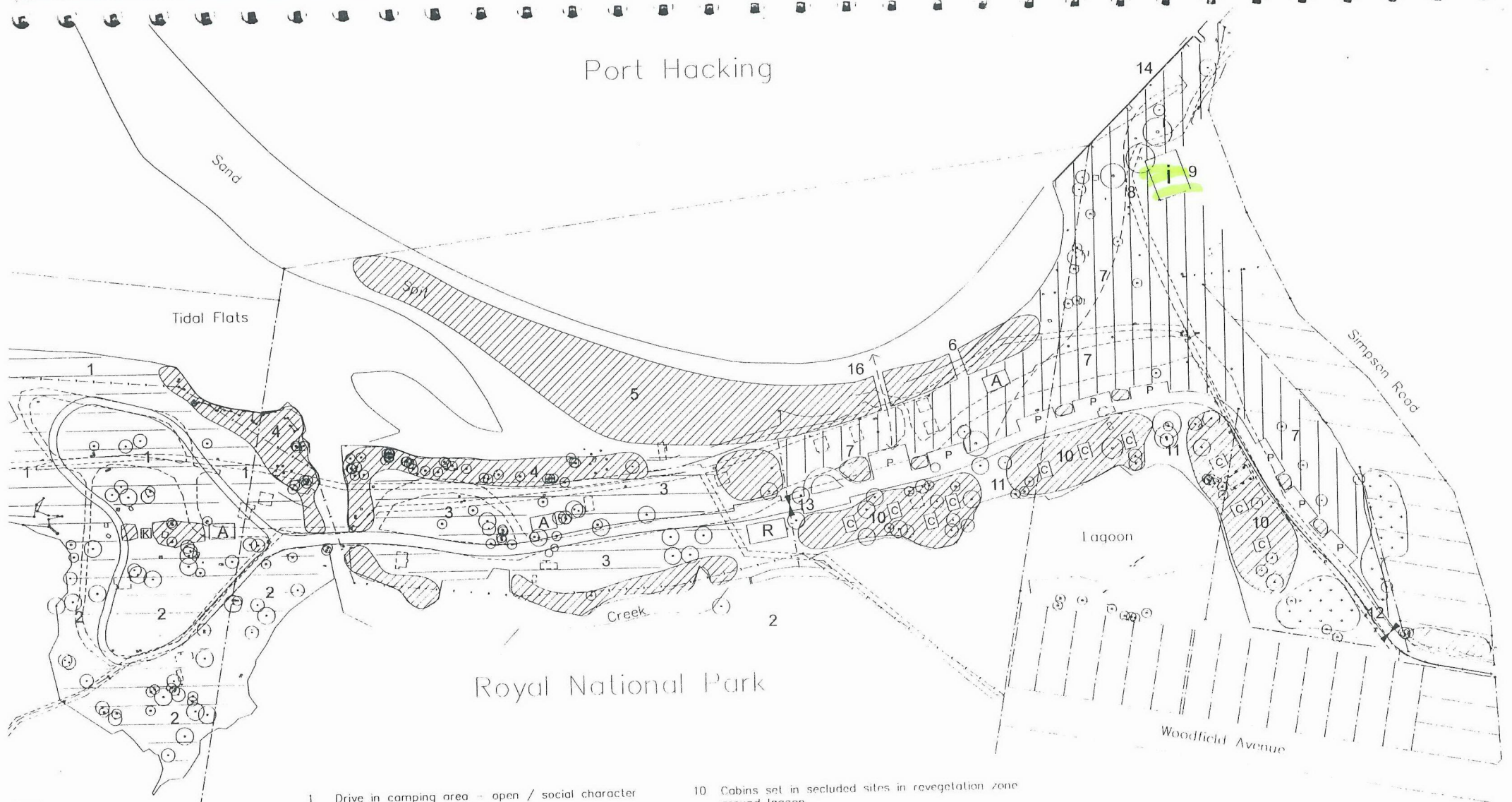


100m





# Port Hacking



Day Use Area

Camping Area

Revegetation Area

A  
R  
C  
K  
P  
I

Ablutions Block  
Residence and Office  
Camp Kitchen  
Cabin  
Interpretation Facility  
Parking Area

- 1 Drive in camping area - open / social character
- 2 Walk-in camping area - secluded character
- 3 Caravan and camper van area
- 4 Revegetation area to protect low beach ridges
- 5 Dune revegetation zone
- 6 Beach access through dune
- 7 Day use area mix of open and sheltered areas
- 8 Heritage landscape zone
- 9 Interpretation facility on Simpsons Hotel site

- 10 Cabins set in secluded sites in revegetation zone around lagoon
- 11 Access to lagoon
- 12 Entry area with storm-water wetlands gate locked at night
- 13 Card operated boom gate
- 14 Walking track connection to headland
- 15 Walking track connection to Manabar
- 16 Access to beach for boats that can be carried



0 50 100m



BONNIE VALE

MASTERPLAN

Royal National Park

Concept Option A