

**Unit 16/15-17 Coast Ave,**

**Cronulla, 2230.**

**Attention: Department of Planning  
Sutherland Shire Council Review Panel**

To Whom It May Concern,

As a resident of the Sutherland Shire I am disappointed at the development approvals already granted which are going to add to traffic congestion such as the Shark Park development, and then to be presented with this LEP (no warning about this agenda at the council elections) that is so impacting on our local area and has the potential to change the face of the Shire, attacking the core values that attract people here in the first place; good landscaping ratios, a mixture of density dwellings (not wall to wall high rise).

I am writing to you in relation to the Draft LEP 2013 in relation to the South Cronulla precinct. We have lived and owned property in Coast Ave for over 25 years, so feel we can speak with authority about the nuisances and character of the area. We are deeply distressed at the suggestion that you can squeeze more people into an area that is already full to the brim. The area has many problems that the council already has trouble addressing. These include the massive traffic jams that already exist on the two roads into South Cronulla. We are a peninsular and as such have restricted space. The parking issues for existing residences is appalling through previous poor planning decisions by council. Family and friends always have difficulty finding a park and this would even be harder with higher density dwellings. Wall to wall blocks of units of 6 or more stories (which this LEP has the potential to create) with smaller landscaping ratios would look like a concrete jungle. The reality is that for each bedroom there is often one car and people use their garage for storage, thus for a two bedroom unit two cars are parked in the street.

As a beach area we also have our population swollen on weekends with tourists that regularly visit Shelly Park and Oak Park. This also creates traffic congestion and parking problems in this area. A couple of councillors also told us of their grand vision that they want to encourage and approve 2 more tourist hotels in Cronulla which will also impact on the area. The area is already well supported from people across the Shire as well as locals.

The density of the buildings suggested is going to affect privacy, sunlight and shadowing issues for existing residences, and dare I say visual impact and views. We all know the problem experienced with a development recently approved in Gerrale Street that is negatively impacting an existing residences.

I also have heard it said that we need more affordable housing for people in the area and hence we have to cram these big developments in at the expense of already existing residents. The reality is any new development in Cronulla will never be affordable as is evident with recently sold new units. They cost a fortune and will continue to do so. These older blocks are the affordable housing that give people the opportunity to enter the market in this area.

The claim that the red brick blocks need replacing and it is only financially viable with taller high rise is a myth, has many old blocks have been replaced or renovated in the past 10-15 years successfully under the existing LEP. The block on 18-20 Coast Ave (5 years old) is an example (1/18 Coast sold on the 10/3/2014 for 4.5 million, only 4 stories high and that was the bottom apartment).

Walking around South Cronulla you can see these new developments (Richmount Street) is a good example which has nice villas, and 3-4 storey unit blocks with great landscaping areas and setbacks. The developers still make money and the impact is visually OK.

We need to preserve what we have and try and fix existing issues not create more problems. I am disappointed at the short time to digest the complex details of the LEP particularly including two weeks of the school holidays. For this and many other reasons I feel the council needs to go back to the drawing board and think of the residents already residing in these heavily populated areas where traffic and parking issues are a concern. The previous Mayor had his own agenda and tried every trick in the book to ram it through. Careful consideration must be given as this new LEP could change the appealing nature of the shire for ever. The last LEP was well considered and had much consultation with the community. Why the need for swift change, other than make a few people very wealthy at the expense of the majority of the community.

Yours,

Katrina Munns

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