

Dr Roseth and Meredith Sussex  
LEP 2013 Sutherland Shire Council Review Panel

Dear Dr Roseth and Ms Sussex

Dr Roseth was reported in the Leader as questioning the Shadow diagrams in the Mall, as well you should, because that's your role to examine "facts" presented to you.

The Architect Cameron Jones stated the diagrams exhibited in the mall were "extraordinarily ill-informed". He is very right about the community being ill informed, but by Council, not by the person who plotted the shadows.

As we were reported on page 5 Leader 13 Feb 2014, we were unable to get shadow diagrams so we found an expert to draw them up for us. This is quite difficult to do and well beyond lay people's ability. Our shadow expert has over 50 years of experience in celestial navigation as a marine Captain, F.FAIMS, Licensed Marine Surveyor, and former lecturer in the School of Navigation, Sydney. His full, lengthy qualifications are attached but these are for the Panel and Not to be Published by State Planning. He would be pleased to discuss the shadow diagrams with you.

The diagrams he drew were redrawn by me on to a screen shot from the Sutherland Shire LEP maps, so if anything looked slightly questionable, it might be my drawing ability, but Captain Aiton rechecked my drawings, (not as neat as his), and confirmed them to be essentially correct.

Council spokesperson stated in the Leader 13.2.14 that "it is not possible to realistically model the shadow impact that might be generated by the draft controls" and that "Council gives detailed consideration to shadow impacts when considering development applications". Council has the ability to produce shadow diagrams as they have done in the past.

Our Shadow expert has provided a formula as follows: Mid morning and afternoon Winter shadows (22 June), are derived from the product of cotangent 20 Degrees (2.75) and the height of the building. Therefore 20 metre buildings as lining the east Mall and half of the west side of the Mall, will throw a shadow of 55 metres. Similarly, the shadow from the same building at apparent Noon would be  $1.57 \times 20 \text{ metres} = 31.4 \text{ metres}$  at which time the sun's altitude in Sydney would be 32.5 degrees.

Precedents are a dangerous thing as highlighted in the Leader by the ex Mayor, with 9m heights at Greenhills becoming the norm for the Shire. Two hours minimum sunlight in an extremely controversial decision at a Sammut building in Gerrale St forms another dangerous precedent. Two hours minimum sunlight was also approved recently at Sharks Woollooware Bay development as a "dense urban area".

# NORTH CRONULLA PRECINCT COMMITTEE



The LEP has a “dense urban area” of 30m buildings along Surf Lane and these front Gerrale St, casting winter shadows over Ocean Grove Ave and its childrens playground, and Surf Lane.

Here is an excerpt from a presentation North Cronulla Precinct gave to JRPP when debating the Sharks units. “**2 hours sunlight is not satisfactory for residential units.** Dept of Planning describes it as dense urban area! It is surrounded by playing fields on 2 sides, wetlands and the stadium. The only problem affecting sunlight is the design of these building impacting on each other. The minimums of 3 hours sunlight should be adhered to **otherwise it will a precedent** for the whole of the Shire. 3 hours can be achieved with a design problem or reduction of density. The draft Deferred conditions should state they have to improve on BASIX requirements **for ESD design** and meet 3 hours minimum sunshine”.

The community is extremely disadvantaged with lack of information from Council with no shadow diagrams provided and no mention of controls or any commitment to provide minimum hours of sunlight for the Mall.

Heights and densities and setbacks should be reviewed by Council. Minimum sunlight hours must be agreed for any future development affecting the Mall, Surf Road, Ocean Grove Ave and Monro Park.

Further, no traffic and parking information for an area that could suffer disastrous economic loss from trade and tourism unless infrastructure is provided to go hand in hand with development.

We ask you to hold back approval on Cronulla Mall as a major tourist destination of Sydney and re exhibit clear plans to the community in visible public locations.

Several people in the community would be pleased to work with Council and State Government to work out methods of information dissemination.

Regards

Marilyn Urch

Secretary of North Cronulla and Woollooware Precinct Committee

Personal address: [REDACTED] (personal address and phone numbers not for publication).