

Please see letter from Mayor and my response. I feel the response contains important matters for consideration against what the Mayor has put forward as sound reasons for certain changes.

At the end of the day, it appears to me a lot of the reasoning for dramatically increasing units e.g. to provide more units for elderly downsizing, is simply based on an individual's guess/hypothesis, not actual sound research.

Kind regards

Peter Frazer
Managing Director & Legal Principal

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From: Peter Frazer
Sent: Friday, 21 February 2014 2:45 PM
To: Marilyn Urch (marilyn.urch@bigpond.com)
Subject: FW: Draft SSLEP2013

Peter Frazer
Managing Director & Legal Principal

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From: Peter Frazer

Sent: Friday, 21 February 2014 2:44 PM
To: 'TSingam@ssc.nsw.gov.au'; mayor@ssc.nsw.gov.au
Subject: RE: Draft SSLEP2013

Thank you Teresa,

Could you please pass on my response to the Mayor.

Dear Mayor,

Thank you for your letter and taking the time to write to me.

I had seen and considered the matters you have put before initially writing.

I will not respond in detail to each point as I do not want your eyes to glaze over. Suffice to say that I strongly disagree and am concerned about a number of the points.

Moving away from that negative side for the minute, if the proposed changes are to go ahead, I would like you to consider whether or not the LEP unit zoning should be extended to cover all of Marlo Road and not just half of it. I say that focussing on my home where:

- My home is currently boarded immediately to the North by a residential unit building.
- On the immediate South side, under the proposed LEP we will have 20m unit buildings on Marlo Rd (i.e. our neighbours houses across the street from us will now become 6 storey units).
- On the immediate East side we are boarded by Prince Street, which is proposed to be 20m unit buildings with retail, bars, restaurants etc. These will be within 30metres of my bedroom, and parking 10m from it.
- Under the LEP, my home stays as a house/townhouse only.

Essentially, my little home will be swamped and directly surrounded on three sides by up to 6 storey units.

I would like you to understand why I feel this does not make sense. If the area is going to be turned into units why are we being left stranded. There is just no value or sense in family home which is immediately surrounded on 3 sides by 6 storey units (including bars and restaurants within 30m of bedrooms). Could you imagine that happening to your home?

Shouldn't the plan allow us similar flexibility to "get out" or realise some value in the property?

I did just wish to touch on a few of the other points you made briefly:

- Some of the points I was trying to make in my initial submission related to the reasoning why Prince St had been identified for bars, restaurants etc. when it is in the middle of a current housing/family area. The proposed LEP appears to already provide a significant increase in retail and space for bars, restaurants and the like in and around the mall. It is difficult to see the need to also provide additional bars etc., on Prince Street which is in a residential area. You are effectively destroying the current quite enjoyment of the very residents that council should be endeavouring to protect.
- I am a little concerned about the weight councillors are giving some of the matters you raise. For instance, I would like to have thought that councils mandate was to plan for an area to enhance the interests of residents, not to simply provide extra flats so more people can move to the area. Clearly, over population is undesirable, as is increased noise and traffic. I feel your comments seem to make light of the actual traffic and parking issues, giving more weight to some apparent need to increase the number of units so more people can move to the area. For instance, at the moment it can already take us literally 5 minutes to turn right out of our street in the morning, and worse still on weekends, it can already take us over 15 minutes to drive to South Cronulla Primary to pick our children up after school. The other day it took me 30 minutes on a Thursday (no accident or special cause). This is appalling. The LEP should be looking at solutions to these real issues, not implementing changes which will make them worse, massively worse;
- The suggestion of a need to change the LEP so the old Prince St units will be developed appears to ignore

around half of them are already recently developed luxury units. Obviously it is viable to build new units, it is just a select few trying to swindle council to believe otherwise so they can make more money.

- Bondi and the like are not a success. They are not desirable residential areas. In fact they are a nightmare, and one of the reasons Cronulla is currently so desirable in comparison. I cannot fathom why our councils feels it is in our interests to move in that direction.
- You raise the need to increase units for the elderly, looking to downsize. I do not believe that is in anyway a real problem or issue. I hate to say it as I do not want to put you offside, but I feel this is plain nonsense. There are currently plenty of units on the market if they wish to remain in Cronulla, and that will be enhanced by already approved developments from Sharkies to Greenhills, to Taren Point. I will provide you a real life example – my mum who has lived at Cronulla all her life recently moved out of her South Cronulla unit to Miranda. The sole reason was she could no longer handle the over population, noise and primarily the traffic getting into and out of the two avenues into South Cronulla. The reality is that the elderly are turned off by what the LEP is creating. Traffic, noise, over population with people living on top of each other is not what the elderly want to downsize too. Has Council actually conducted any proper research into this point. The suggestion appears to be nothing but an hypothesis or idea someone has had, based on nothing. How many elderly really want to downsize in this manner? I would love to know how many elderly people actually own and live in units above Northies and the like – I suggest the proportion would be small as they do not want the noise and over population.

At the end of the day, the scale of these changes is such that Council should have a clear mandate from the residents. This matter should be put to an election. I can almost guarantee any councillor supporting the global changes will no longer be a councillor after an election. Any councillor who thinks otherwise is misreading the feeling amongst the residents.

Kind regards

Peter

Peter Frazer
Managing Director & Legal Principal

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From: TSingam@ssc.nsw.gov.au [<mailto:TSingam@ssc.nsw.gov.au>]
Sent: Friday, 21 February 2014 11:32 AM
To: Peter Frazer
Subject: Draft SSLEP2013

Dear Mr Frazer

Attached please find letter from the Mayor, Cr Steve Simpson in response to your email on the draft SSLEP2013.

Regards
Theresa Singam
Executive Officer to Mayor & General Manager
Sutherland Shire Council
Locked Box 17 Sutherland 1499 Australia
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20 FEB 2014

Mr Peter Frazer
Email: pfrazer@bellpartnerslegal.com

Dear Mr Frazer

Thank you for your email and letter (dated 14 February 2014) concerning the draft Sutherland Shire Local Environmental Plan 2013 and the change of zoning of the Prince Street area to permit food and drink premises (B3 Commercial Core).

I understand your concerns about potential impacts from development of this area. Council has chosen a commercial zone because it wishes to facilitate the re-development of this area.

Cronulla is the most desirable high density neighbourhood in the Sutherland Shire because of the amenities and lifestyle options it delivers. It is a favoured location of older residents looking to downsize, yet still live an active and social lifestyle, as well as young people and families who are attracted to the beaches, cafes and restaurants. Council has also acknowledged the importance of growing the tourism sector in the Shire, particularly in relation to Cronulla. Clearly, Cronulla is popular and at times congested – visitors and existing residents alike wish to experience the beach side 'vibe' of Cronulla. This situation is like many beachside suburbs along Sydney's coast.

It is agreed that further development will change Cronulla, but the experience of Sydney's other popular beaches has shown that the addition of quality units, new retail space and attractive restaurants and cafes can improve amenity. The introduction of restaurants to this precinct is likely to increase the potential for night time noise disturbance. However, Prince Street's proximity to the centre and the attraction of the beach means that night time vehicles and pedestrians are already a fact of life for residents. Any development application would be assessed on its merits having regard to potential for adverse impacts on the surrounding residential area.

Staff will endeavour to include your late submission when the results of the second exhibition of the draft plan are reported to Council. At this stage, Council is awaiting the results of the Independent Review of the draft plan.

Yours sincerely

Councillor Steve Simpson
Mayor