

FROM

Kerry and Syd Coomes

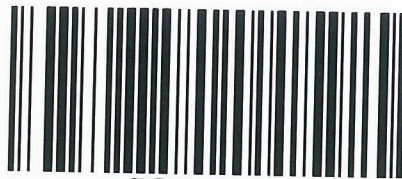
30 Castlewood Ave

Woolooware

2230

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PCU51234

TO

Marian Pate

Sutherland LEP Review

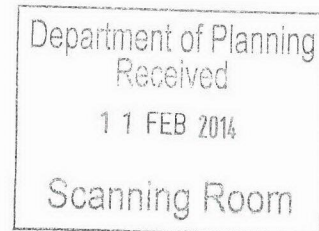
NSW Department of Planning and Infrastructure

PO box 39

Sydney

NSW

2001



Dear Marion,

Please find attached my submission with objections to the Sutherland Shire LEP 2013 and the way it has been handled particularly in regards to the Mayoral Minute. I have enclosed my speech to the hearing panel, my submission after the Mayoral Minute and my original submission . My original submission is more technical. I still stand by these objections and wish them to be fully considered by the panel before they make any decisions.

Other points of concern-

1. The term "to provide affordable housing" is being used to enable developments to be built higher which in reality will allow developers to make more profit. The most expensive part of construction is the foundations so the higher you build, allowing more units, will increase the developers profits. I feel the term **"affordable housing" is being abused.**
2. Sutherland Shire is providing nearly double the state governments requirements for future dwellings.

3. Residents are being forced out of their homes where they have lived for more than thirty years because of zoning changes. They will not be able to buy the same quality and position that they already.
4. Council has not held sufficient informative public information sessions in malls , shopping centres libraries etc.
5. I feel our council has become political (especially after Kent Johns address to the panel on 6/2/14). Statements such as the labor and shire watch councillors always vote against Kent Johns are ridiculous, however the same could be said for the Liberal councillors. **If this is the case the whole council should be re-elected. Council should not be political** but working for the benefit of the community. It should not be a place for individuals to try to reach their own personal political ambitions.
6. Why didn't councillors vote to allow an extension of time as the Labor and Shire Watch councillors requested? This move was totally undemocratic.
7. I reinforce my statement that the majority of Shire residents have not been properly informed of the changes and impacts of this LEP. If it was not for community volunteers, even less people would know.
8. No shadow diagrams have been provided by council for Cronulla Mall with the increased heights to thirty metres . No traffic studies have been provided nor a plan to improve infrastructure. These were requested by a number of community groups.
9. There is too much high rise and increased density in this LEP than is needed or that the Shire can cope with .

To conclude I hope the panel reduces the heights and densities that this new LEP proposes especially in the Cronulla, Woollooware and Caringbah suburbs. I do not want Cronulla to become another Gold Coast and this is what the LEP is promoting. The Shire has become an expensive real estate area and the existing residents have worked hard to afford to buy their homes and enjoy the lifestyle and amenity that the Shire offers. The LEP in its current form will destroy our lifestyle and amenity. I understand that development is necessary. I support sensible, considerate development. This LEP does not provide that.

Yours faithfully,
Kerry and Syd Coomes
30 Castlewood Ave
Woollooware 2230



S. Coomes
Kerry Coomes 6/2/14

2nd submission after
Mayoral Minute

Amended Draft Proposal for Sutherland Shire Local Environment Plan

We object to the above amended plan for the following reasons-

1. The complete disregard for the 1900 submissions made by residents voicing their concerns about the original draft LEP.
2. The lack of time the Mayor gave councillors to read and comprehend his minute on such a complex document. This is totally unacceptable and undemocratic. Councillors were voting on changes that they really had no idea about as they did not have time to compare the changes and the impacts with the original document and staff recommendations.
3. The Mayor's complete disregard for the work, experience and recommendations made by council staff.
4. The increased heights and densities in many areas of the Shire have not taken into account negative impacts such as traffic congestion and stress on public services such as health and education.
5. Increased heights around Cronulla Mall are going to cause major overshadowing (particularly in winter) and destroy the mall's character as well as reduce business for outdoor dining businesses.
6. Increased heights near the Esplanade will lead to overshadowing of the Esplanade.
7. We totally object to the height of the building for the Coles site at Caringbah. It should be no more than 8 storeys or 25 metres. 46 metres is totally inappropriate for this site.
8. The increased heights of townhouses to 9 metres is inappropriate for the Eloura and Wanda areas.
9. We object to Councillors asking for spot increased zonings and feel this is merely to satisfy wants of some developers.
10. The recommendation that Sutherland and parts of Loftus be given to the state government as an Urban Activation Precinct is unacceptable.
11. Council recreation land and amenities be changed to operational zoning eg Sutherland Entertainment Centre and view this as a way to use these areas for development.
12. Community consultation has not been properly done. The rights of Shire residents have been ignored and abused by the Mayor which is proven by his actions stated in our first 3 points.

Yours faithfully,

Syd and Kerry Coomes

30 Castlewood Ave

Woolooware

2230

S. Coomes
Kerry Coomes
9/2/12

Environmental Planning Unit
Sutherland Shire Council
Locked Bag 17
Sutherland 1499

Marian Pate & Panel
Department of Planning
& Infrastructure

RE – SUBMISSION FOR DRAFT SSLEP 2013 - FILE NO .LP/03/252376

OBJECTIONS TO THE DRAFT SSLEP 2013

We object to the draft LEP 2013 for the following reasons:

1.The LEP will irreversibly change the character of the Shire

2.Lack of Community Consultation

1. Residents are extremely disappointed that Sutherland Shire Council gave the community **insufficient time** to review and make comment on such a complex and lengthy document which requires a great deal of time to fully understand and comprehend properly. Even though a two week extension was given until the 1st May 2013, this period still included Easter and two weeks of school holidays when many residents are away on holiday.

2. It is also disappointing that Sutherland Shire Council chose to only have public information sessions between the hours of 8.30am and 4.30pm on week days. Although information is available on the Council website it still requires further detailed explanation for the majority of residents. Council should have held public information sessions at night or on the weekends (advertised well in advance) to give residents a better opportunity of attending the sessions and becoming fully informed of the massive changes which will affect their lifestyle and amenity.

3. Even though Sutherland Shire Council's letter of advice about the LEP 2013 was dated 15th March many residents did not receive this until well after the LEP 2013 had been put on exhibition. These letters should have been posted so residents received them before the LEP 2013 was exhibited on the 19th March 2013.

4.It is unfair that Sutherland Shire Council put on exhibition changes to the LEP 2006 at the same time as the Draft LEP 2013 and residents see this as a way to confuse the issues they have already been asked to comment on.

3.Loss of privacy, amenity and open space

This is due to the number of high density developments and decreased landscape ratios. A number of areas rezoned for high density up to 6 storeys are currently only single residential, double storey townhouses or three unit storey zonings.

Changing 2 storey zoning to 9 metre building heights for town houses could effectively lead to developers abusing this height and building 3 storey town houses with underground parking.

Larger floor space ratios will allow larger houses and therefore less privacy for neighbouring properties.

Permitting smaller lot sizes and higher densities generally leads to poor design. For example- a large square or rectangular block design

4 .Unnecessary excessive increase of high density and high rise dwellings in Sutherland Shire

The LEP 2013 is providing 5 500 additional high density dwellings within an 800 metre radius of major centres and additional high density dwellings beyond this radius. This is double the target set by the State Government.

Caringbah is not suitable for 12 and 14 storey buildings as proposed for Hay St and the car park next to Coles. Cronulla central business district should not be zoned 9 storeys. This is excessive.

5.Lack of Infrastructure

1.Roads and Traffic

The road infrastructure does not cope now and there are no details or plans to improve or fund the road infrastructure. Being a peninsular there really is nowhere to improve or expand the roads in the area. The roads in these areas will become parking lots for people travelling by car with the extra traffic created by the new high density zonings.

Sutherland Shire roads are already heavily congested during peak hours and at weekends, especially in the spring ,autumn and summer months when people from all over Sydney travel to use our beautiful beaches. Captain Cook Drive, Eloura Rd, Gerrale St, Cronulla St, Wilbar Rd, Gannons Rd, Kingsway and Taren Point Rd are already gridlocked in these peak periods. It can presently take an extra 15 minutes or longer to drive through traffic on these roads during peak periods.

Captain Cook Drive already has to cope with the added traffic of approximately another 2000 (conservative estimate) cars from the already approved Green Hills, Sharks and Breen developments. Most people travel over Taren Point or Tom Ugly's bridges for work and these already struggle at peak times. Residents from Kurnell, Cronulla, North Cronulla, South Cronulla, Woolooware, Caringbah and Burraneer Bay all have no choice but to use these roads to drive to other areas of the Shire or out of the Shire.

It only takes an accident or breakdown on one of these bridges and travelling by car turns into absolute chaos.

NSW Bureau of Transport Statistics shows that 76% of trips are made by car in Sutherland Shire. Only 7% of trips use public transport .and 14% use active transport. Therefore public transport is not the solution to improving traffic congestion in the Shire.

2 .Parking

Most streets in North Cronulla, Cronulla, South Cronulla and Woolooware (north and south) are already parked out because the majority of units, townhouses and villas only provide 1 car space or garage. The majority of households these days **own a minimum of 2 cars** therefore cars are parked on public streets. This number does not include families who have driving age children living at home which could mean a family will have 4 cars per household. Many households even single residential households use the garage for storage and therefore their cars are parked on the streets.

At weekends and evenings it is impossible to find a parking space because of resident cars parked in the streets. **Where are all of these extra cars going to park when densities are increased in these areas?** The above areas will become one huge carpark.

It must be ensured that any future developments **must provide a minimum of 2 car spaces** or garages per unit, townhouse or villa.

As previously stated, **only 7% of people travel by public transport** but the majority of these people drive to the closest station and park, rather than walk so streets around stations are congested with parked cars making some roads such as Denman Ave, virtually a one lane road. No provision is made for all of the extra cars from the high density developments.

3. Schools and Day Care Facilities

No provision has been made to address the problem of providing for the education or day care services that will be needed for the massive increase in population. **Instead the LEP 2013 proposes that public land on the Cronulla Public School site be zoned to R4- high rise/high density. Does council think families will not be moving into all of these new developments? Where are the children going to attend school?**

4. Medical and Emergency Services

There is no provision made to improve or increase medical, hospital or emergency services in the area.

5. Public Transport

No provision has been made to improve public transport in the area. Peak hour trains are already standing room only and bus connections to train services are minimal. The Shires public transport system will not cope with the massive increase in densities so residents will be forced to rely on cars for transport.

6. Drainage and Sewerage

No appropriate provision has been made for extra stormwater drainage or an upgrade of the sewerage plant. Increased densities and floorspace ratios will result in an overload of this infrastructure. Less landscape ratios will result in flooding of dwellings and roads, simply because the water will not be soaked up by the ground (grass and gardens) resulting in "run off" to the streets. This in turn will lead to further pollution of our waterways.

Does the lack of an upgrade to the sewerage system mean swimmers and surfers will have to suffer swimming in human excrement again, like they were in the 1990s? Reference is made

to the "Poo March" which was a demonstration by locals and surfers because the sewerage plant could not cope with the increased densities of development of the 1980's and 1990's. There are no details providing any indication of an upgrade for the sewerage plant or increased funding to Council from the State Government.

6. Significant overshadowing

Shadowing is greatly increased due to the increase of heights, densities and floor space ratios in all areas. This is particularly significant in winter where homes and lower floor units which now enjoy sunlight will not.

There will be significant overshadowing of the Esplanade walk, Prince St beach walk and beach area and relative beach areas. Also, overshadowing in numerous streets and parts of Cronulla Mall with increased heights and densities., especially in winter.

7. Social Problems

Numerous studies have been done in Australia, UK and USA since the 1960's which show that high rise and high density living creates anti- social behaviours. The closeness of living in densely populated areas without adequate open space leads to isolation and a lack of community spirit which in turn leads to anti- social behaviour.

8. Other Objections

1. North Cronulla as bounded by Eloura Rd, Bate Bay Rd, Mitchell Rd and Hume Rd is almost completely houses with only a few lowrise town houses. Many residents have invested heavily rebuilding new homes here knowing it was zoned low rise residential. This area should retain its existing zoning density levels. It is well outside the radius of the Cronulla town centre.

2. North Cronulla and Woolooware should remain as residential R2. This is necessary to act as a buffer zone and minimise the poor visual impact of high rise, high density housing and the claustrophobic feeling that is created when a lot of high density housing is next to each other. It is also needed to retain open space.

3. The largest increase in floor space ratios and decrease in landscaping areas are on the waterfront and in environmentally sensitive areas. This will devastate the scenic beauty of our foreshores.

4. Loss of habitat for wildlife, loss of wildlife corridors and loss of native species.

5. Loss of back yards for children to play in.

6. Loss of views not only ocean and beach but simple green space views eg gardens. This will lead to a decrease in property values.

7. Luminous pole advertising should only be allowed in commercial zoned areas.
8. Concern about lack of infrastructure planning and funding.
9. The LEP 2013 proposes that public land on the Cronulla Public School site be zoned to R4- high rise/high density. This is on environmentally sensitive land. The school community is growing and with increased developments in Cronulla these grounds need to be maintained for increased student enrolments.
10. Loss of the Shires beautiful tree canopy which is home to hundreds of animals and birds
11. The NSW Government Metropolitan Strategy states “ Cronulla also has the higher proportion of higher density housing than the remainder of the Sutherland Shire” so why is the LEP 2013 increasing densities in these areas.

9. Does Not Achieve “ Aims of the Plan” in the LEP 2013 document

The draft LEP 2013 does not achieve or satisfy the following points listed under “Aims of the Plan” (compulsory)

- (a) To deliver the community’s vision for Sutherland Shire by achieving an appropriate balance between development and management of the environment that will be ecologically sustainable, socially equitable and economically viable. – **The LEP 2013 does not deliver the community’s vision in its current form and there has been a severe lack of community consultation time allowed and explanation of this plan**
- (b) To establish a sound planning framework for controlling development, minimizing adverse impacts of development, protecting areas from inappropriate development and promoting a high standard of urban design – **The LEP 2013 is not minimizing adverse impacts but increasing them due to the high density it is promoting and doubling the State governments high density housing target**
- (c) To protect and enhance the amenity of residents, workers and visitors in all localities throughout the Sutherland Shire- **The LEP 2013 fails to achieve any part of this point**
- (e) To concentrate intensive land uses and trip generating activities in locations with adequate infrastructure accessible to transport- **The LEP 2013 is allowing 6 storey developments in areas outside walking distances to stations**
- (f) To provide economic opportunities which respect people and nature- **The LEP does not respect people and nature and is more focussed on providing economic opportunities**
- (g) To protect and enhance the natural environment and scenic quality of Sutherland Shire through retention and rehabilitation of wildlife habitats, corridors bushland foreshores and water ways.- **The LEP 2013 definitely does not protect or enhance the scenic quality and natural environment but does the exact opposite**
- (h) To conserve, protect and enhance the environmental and cultural heritage of Sutherland Shire- **The LEP 2013 does not conserve, protect and enhance the environmental heritage of the Shire**
- (i) To provide leisure and recreation opportunities to suit the needs of the changing population- **Nowhere in the LEP 2013 is there provision for extra playing fields or parklands to accommodate the increased population that will occur in this plan. Council is actually rezoning the northern area of Waratah Park and existing recreational land so Miranda RSL can develop high rise units.**

Conclusion.

Hundreds of people from all over Australia and the world visit the Shire, particularly Cronulla and its beaches. They make positive comments on its beauty and pleasant lifestyle which is only achieved because of lack of high rise and high density dwellings. This will all be lost if the LEP 2013 is approved in its present form.

We request that this LEP 2013 not be approved in its present form and that height limits and densities be greatly reduced in the North Cronulla, Woolooware, Cronulla, South Cronulla and Caringbah areas.

Note- We do not make any donations to any political parties.

Yours sincerely,

Syd and Kerry Coomes
30 Castlewood Ave
Woolooware 2230



A handwritten signature in cursive script, appearing to read 'S. Coomes'.

Public Hearing 6/2/14 (Kerry Coomes)

I am also speaking on behalf of my husband who was unable to attend tonight.

As a resident and rate payer of Sutherland Shire for 34 years I am extremely disappointed about the actions and decisions made by some councillors and the previous Mayor Kent Johns. As a resident we elect councillors to make well informed decisions about what happens in the Shire and to protect residents rights. This has not happened in regards to the LEP, especially with the actions involving the Mayoral minute and the 75 changes to the LEP. I feel that if the Mayoral minute changes are accepted without proper planning staff assessment and community input, then the council and the state government are neglecting their responsibilities and "duty of care" to the residents of the Shire. I would like to make it quite clear that I support sensible development which has been given careful consideration. I am not against development. My points of concern are as follows-

1. The LEP is an extremely complex document and 1 hour is not enough time to make a well informed responsible decision about 75 changes made in the Mayoral minute. I have studied the Draft LEP before making my submission and I could not make a properly informed decision on these changes without again referring to the LEP documents and maps so I find it hard to believe the majority of councillors could make a properly informed decision without referring back to the original documents. Mayor Simpson's statement (as quoted in The Leader on 30th January) stating "councillors had 5 years and 1hour" is not totally correct as only 6 councillors have held office since 2008 with the remaining councillors only taking office since 2012 (list attached) except for Councillor Walton who has held office since 2010. (list attached) Councillor Blight who is the longest serving councillor(since 1991) requested an extension of time so surely a councillor with his experience would know best. Each change should be looked at individually and even sites visited before a decision be made.
2. The changes in the Mayoral minute should have been properly presented to the public (maps of zonings and changes etc) and a minimum 30 day submission period allowed with all resident concerns and Sutherland Shire Planning department concerns taken into consideration before any decision be made. Councillors are not experts in planning and their decisions should be made after in depth consultation with planning staff and the community. The public has never been given a chance to comment on the Mayoral Minute changes which may have a dramatic impact on their lives.
3. The LEP provides no plans for improved infrastructure particularly traffic and public transport. Most of the main roads are at full capacity now in peak hour with Taren Point Bridge, Tom Uglys Bridge Captain Cook Drive, Gannons Rd and streets in Cronulla being reduced to a standstill. This follows through to Grand Parade Brighton. I can only comment on these roads as they are the roads I travel on. The original LEP was not advertised well. The council held no public information evenings to allow residents to thoroughly become informed of the impacts on the individual. A number of other councils in the state had numerous weekend and evening information sessions to inform their residents.
4. Shadowing does not appear to have been taken into consideration with building heights, especially in the Cronulla Mall and no shadow diagrams have been provided so the community can make an informed judgement on increased heights.
5. The push for the increased heights and densities has been "to provide affordable housing" but if you look through the property sales, the newly built units are not providing this. A 1

I was
at the
Council
meeting

copy
attached

bedroom unit at Engadine \$480 000, 2 bedroom unit \$535 000, a 3 bedroom unit with quarterly strata fees at \$775. Luxury Prince St unit Cronulla \$3,950,00, Croydon St Cronulla from \$560 000 Woollooware Bay complex 1 bedroom units from \$485 000. Many new units are advertised as being "luxury" Are these new developments really going to provide affordable housing or is "affordable housing" simply a new catch phrase to justify the increase heights and densites.

6. The Shire has varied geographical areas some which will allow increased densities with little effect on infrastructure eg Sutherland ~~and~~ other areas such as east of Taren Point Rd that is Caringbah, Woollooware, Burraneer, North and South Cronulla and Kurnell. These suburbs are already suffering badly with traffic congestion with no way to improve it. There are only 2 ways in or out. These areas need to be looked at in great depth and with great care when it comes to increasing development densities and the impacts these increases would cause. Many overseas visitors admire the beauty of these areas and say how wonderful it is that there are only one or two highrise buildings in the area. This beauty should not be destroyed by inceased highrise high density, but promoted to encourage more people to visit the area.
7. To conclude The Mayoral Minute should not be accepted as part of the LEP. Any of these 75 changes need to go back to Councils experienced planning staff and then the entire LEP needs to go on public exhibition at weekends and evenings with planning staff available to explain impacts of changes to zonings, to allow working residents an opportunity to understand how the changes will affect them.

Thank you for your time.

Kerry and Syd Coomes

30 Castlewood Ave

Woollooware 2230



S. Coomes
Kerry Coomes

6/2/14

Councillors starting dates-

1991-Blight

1995-Schrieber, Simpson

2004-Johns

2010-Walton

2008- Provan,Towell

2012-Williams,Pesci,Cook,Awada,Croucher, Skaysbrook, , Steinwall, Riad

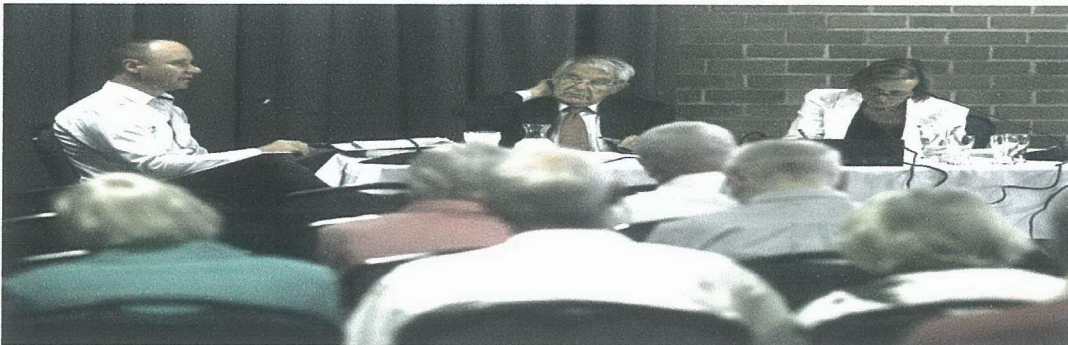
News Business

ST GEORGE & SUTHERLAND SHIRE
Leader (1)

Shire draft LEP: Westfield cries foul

By Murray Trembath

Jan. 30, 2014, 5:30 a.m.



Zoning review: Planning experts, Dr John Roseth and Meredith Sussex, conduct the first public hearing. Picture: Jane Dyson

THE Westfield group has hit out at a last-minute change to Sutherland Shire's draft local environment plan (LEP), which would allow competitor Costco to open a big centre at Caringbah.

A Westfield representative told a public hearing yesterday the way the change had been made in a mayoral minute by former mayor Kent Johns "undermines the confidence people have in the planning process when something like that happens at the death."

The public hearing was one of nine that will be held over a week as part of an independent review of the draft LEP, established by the state government.

Nick Juradowitch, a director of Ingham Planning, addressed the panel, comprising Dr John Roseth and Meredith Sussex, on behalf of Westfield.

Mr Juradowitch said the Cawarra Road site (which was originally occupied by Pharmaceutical giant Johnson & Johnson) was zoned as B7 business park in the original LEP to promote white collar employment.

Council officers had recommended against a submission by Costco to allow a bulky goods retail centre on the site, but approval was given in Cr Johns's mayoral minute.

Mayor Steve Simpson made an impassioned defence of the draft LEP and the changes made in the mayoral minute on July 29.

"We had accusations, newspaper (reports), complaints. I put that down to two things — politics and politics," he said.

Cr Simpson said that while councillors were given only an hour to consider the changes made in the mayoral minute, "we actually had five years and one hour" because five years of hard work had gone into it.

Labor councillor Phil Blight made a detailed attack on the draft LEP and late changes, saying 23 years on council had given him "a feel" for community opinion and he believed most residents were strongly opposed to proposed zonings, building heights and floor ratios.

Miranda MP Barry Collier said rushing through 75 changes in an hour made it "a very real issue whether you are Labor, Liberal or Calathumpian".

See related story: <http://www.theleader.com.au/story/2053524/warning-on-shire-draft-lep-hearings-process-will-be-diffic...>
(<http://www.theleader.com.au/story/2053524/warning-on-shire-draft-lep-hearings-process-will-be-difficult/?cs=1507>)