

DRAFT COMPREHENSIVE LEP 2012

To: The General Manager, staff, Mayor and Councillors,

I specifically want to comment on the **Maroubra Beach part of the Draft LEP 2012:**

In summary:

- I agree with the proposal to rezone those areas **currently zoned 3B Business** as the new **B1 Neighbourhood Centre**.
- I DO NOT agree that those residential properties in Fenton Avenue **currently zoned 2C Residential** should be rezoned to B1 Neighbourhood Centre: they should be given the **equivalent residential zoning R3**.
- I DO NOT agree that the restrictions in the new B1 Neighbourhood zone for Maroubra Beach should be different from any other B1 Neighbourhood zone in the City of Randwick.
- That is, the Maroubra Beach B1 Neighbourhood Centre should have a **maximum building height of 12m** and a **maximum floor space ratio of 1:5:1**, as per other B1 Neighbourhood Centres.
- Therefore, there should be **NO EXCEPTION** at Maroubra beach for this maximum height and Floor Space Ratio, as proposed in **Clause 4.3B: maximum height allowed 22m, FSR allowed 2:1**.
- **Clause 4.3B should be dropped from the draft LEP.**
- I do not agree that the Council should have adopted the recommendations of the Urban Design Study for Maroubra Beach, and your records will show that I objected at the time of its exhibition.
- At no time during the extensive new LEP Business and Residential discussion papers exhibition were any of the above points mentioned.

My discussion of the points above in reference to the draft LEP 2012:

Clause 1.2 Aims of the Plan

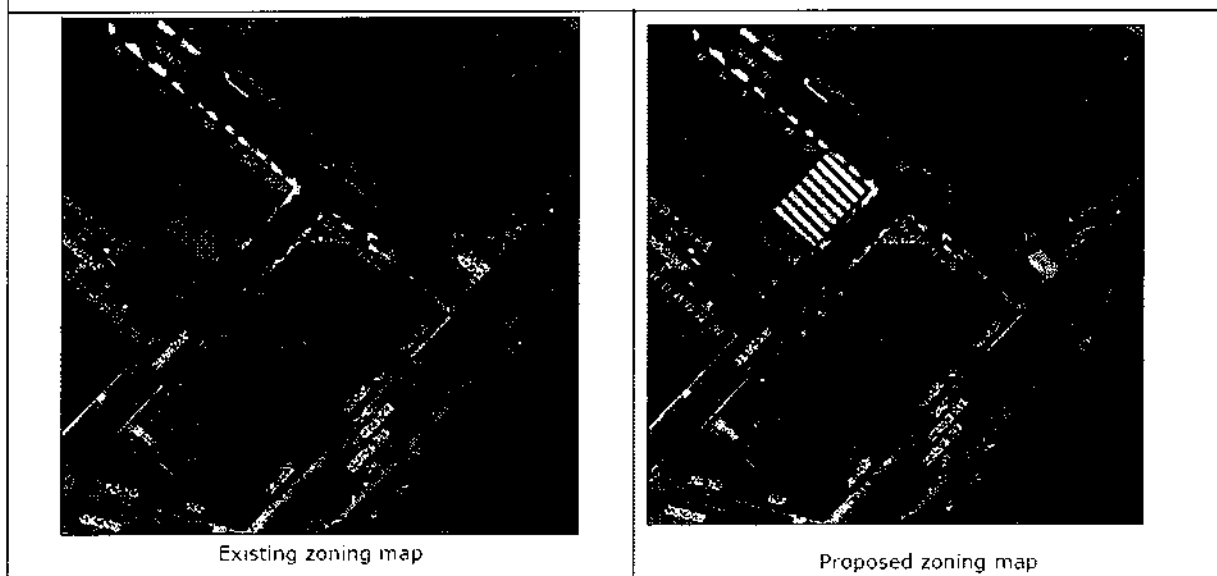
My understanding of the reason to have a new LEP is that all local governments are required to produce a standard format LEP; that is, to convert existing land zoning categories into **equivalent land zone categories** as instructed by the NSW planning Department, so that all planning instruments across NSW are consistent.

It seems that in the case of the Maroubra Beach Neighbourhood centre this directive has been deliberately ignored, and the Council has used the opportunity to make wholesale changes such as these:

- many **residential** blocks (2C) along Fenton Avenue have been changed to the totally different category of **business (B1)**;
- the maximum allowable height has been changed from **12m to 22m across the entire block**; and
- the maximum allowable floor space ratio has been changed from as little as 0.9:1 (for the residential blocks) to a massive **2:1** across the whole of the block.

None of these changes were flagged in the discussion papers prior to the release of the draft LEP 2012 (see below).

Maroubra Beach



Above: This is an extract from Council's "Business Centre Discussion Paper Appendices part 2.pdf" page 127. It shows the current "local business zone 3B" in blue on both the existing and proposed maps, the only change being an addition to business zoning on the corner of Fenton and McKeon hatched in dark blue.

Centre	Classification (under Metropolitan Strategy)	Current planning controls (RLEP 98)			Proposed planning controls (Comprehensive RLEP)		
		Zone	Height	FSR	Zone	Height	FSR
23 Maroubra Beach	Small Village	3B Local Business	12m	2:1	B1 Neighbourhood Centre	12m	2:1

Above: extract from page 98 in "Business Centre Discussion Paper Part 3.pdf"

The coloured maps and table above, extracted from the discussion papers, confirm that the intention of Council was to simply replace 3B Local Business with B1 Neighbourhood Centre, keeping the same heights and FSRs.

Why, then, did the Council suddenly accept and incorporate the recommendations of the Maroubra Beach Commercial Centre Urban Design Study, which has been progressing for some years? At the last minute, Council issued the "explanatory notes", which included the following: Table 3 below, and Table 6 on the next page:

Table 3: Heights in Business Centres – Comparison of proposed and current controls		
Draft LEP Height	RLEP	Notes
B1 zone: 12m or 9.5m	3B zone: 12m or 9m	Exception is Maroubra Beach, with one block (subject of an Urban Design Report 2011) with heights 19m up to 22m. Remainder of the centre is 12m. Translates the current range of heights expressed in existing RLEP or in site specific DCPs into draft LEP 2012.
B2 zone: various	3A zone: various	

4.3A Height of buildings in certain town centres - Local

This clause implements the heights for the Matraville town centre that were in the DCP and identifies areas where incentives apply to achieve additional height.

4.3B height of buildings on land in Maroubra Beach town centre - Local

Under the Urban Design Report/DCP for this area (bound by Fenton Ave, McKeon Street, Marine Parade and Mons Avenue), amalgamation into two large areas is being encouraged by linking incentives to greater height. This clause implements the heights in the DCP while other controls such as floor space ratio, building envelope, setbacks etc will be in the new comprehensive DCP.

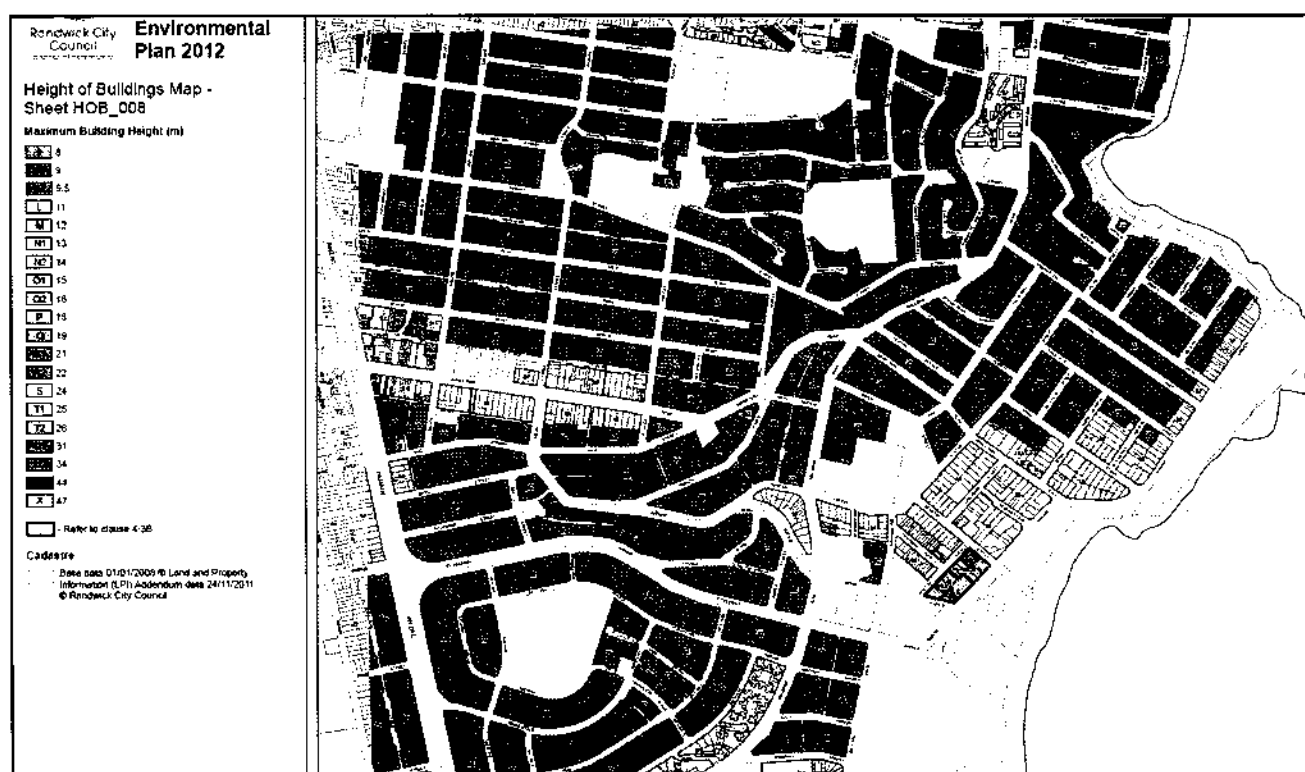
Above: extracted from Council's document: page 10 of "Explanatory notes for the draft comprehensive LEP 2012 for public exhibition as amended 01-03-12.pdf": from Clause 4.3, Height of Buildings.

Table 6: Floor Space Ratios in Business Centres – Comparison of proposed and current controls		
Draft LEP: FSR	RLEP	Notes
B2 centres: Maroubra Junction: no FSR Kensington: no FSR Matraville: no FSR Other B2 centres: Randwick Junction: 2:1 Coogee: 1.5:1 Kingsford: 3:1 B1 centres: Frenchmans Road, The Spot, West Randwick, Clovelly Rd - FSR 1.5:1 Havelock Avenue, Bream Street, Byron Street - FSR 1.5:1 Maroubra Beach: varies - - FSR 2:1, with site specific envelope for 1 block Other B1 centres: - FSR 1:1	No FSR. Block-by-block building envelopes in site specific DCPs for these centres. 2:1 1.5:1 3:1 1.5:1 Existing FSR 0.65:1 and 0.9:1 (zoned residential 2B and 2C) 2:1 1:1	Retain site specific building envelopes in comprehensive DCP. Maroubra Beach proposed FSR is consistent with the Urban Design Report 2011 and will be in the comprehensive DCP.

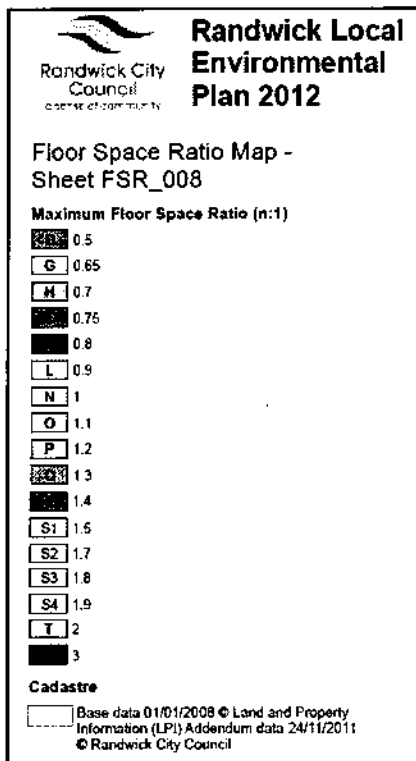
Above: extracted from Council's document: page 11 of "Explanatory notes for the draft comprehensive LEP 2012 for public exhibition as amended 01-03-12.pdf": Clause 4.4, Floor Space Ratios.

This FSR is totally unacceptable in my opinion, as it is greater than that allowed for all other B1 Neighbourhood Centres in Randwick City, and should not be the exception. Even crowded and over-built Coogee has a FSR of only 1.5:1.

A quick glance at the "draft LEP 2012 Height of Buildings Map sheet 8" (below) confirms that the proposed height exception for the Maroubra Beach Neighbourhood centre is completely out of step with other heights in the whole of the Maroubra Bay area: every other building within 2 kilometres is limited to a height of 12m or less. Why should Maroubra Beach be an exception? I say it should NOT be an exception to this rule.



Above: extracted from Randwick LEP 2012 Height of Buildings Map Sheet 8. It shows the whole of Maroubra Bay area is restricted to heights of 12m maximum, except for the proposed change to the Maroubra Beach Neighbourhood Centre.



Above: extracted from Randwick LEP 2012 Floor Space Ratio Map Sheet 8.

The map extract above shows the whole of the beach block as having no Floor Space Ratio, whereas it has been designated as 2:1. (See Table 6 above, extracted from "Explanatory notes for the draft comprehensive LEP 2012 for public exhibition as amended 01-03-12.pdf") Why wasn't the map updated at the same time as the explanatory notes were issued? Perhaps so as not to draw attention to what has been proposed at the beach?

Again, I reject the FSR of 2:1 at the Beach, and urge the Council to **amend** the draft LEP 2012 for the B1 Neighbourhood Centre at Maroubra Beach to a **FSR of 1.5:1** which will bring it into line with other B1 Neighbourhood Centres in the City of Randwick.

Other general "Aims of the Plan" (Clause 1.2 of the draft LEP) include the following:

"(d) to achieve a high standard of design in the private and public domain that enhances the quality of life of the community"

How can allowing a height of 22m and a FSR of 2:1 at Maroubra Beach fulfil this criteria? How does allowing the creation of an extra block twice the size and the same height as the hated Seals Club at Maroubra Beach enhance quality of life, except for the landowners, who stand to gain a great deal of money?

"(f) To encourage the provision of housing mix and tenure choice, including affordable and adaptable housing which meets the needs of people of different ages and abilities in the City"

How can allowing a height of 22m and a FSR of 2:1 at Maroubra Beach fulfil this criteria? How does allowing the creation of an extra block twice the size and the same height as the hated Seals Club at Maroubra Beach encourage the provision of housing mix and tenure choice, when the residents of Fenton Avenue are being forced out of their homes? How will any of the proposed 227 new units be affordable, when developers always try to maximize their profits?

"(h) To protect, enhance and promote the environmental qualities of the City"

How can allowing a height of 22m and a FSR of 2:1 at Maroubra Beach fulfil this criteria? How does allowing the creation of an extra block twice the size and the same height as the hated Seals Club at Maroubra Beach protect, enhance or promote any environmental qualities whatsoever? It is better the way it is now.

"(i) To ensure the conservation of the environmental heritage, aesthetic and coastal character of the City"

How can allowing a height of 22m and a FSR of 2:1 at Maroubra Beach fulfil this criteria? How does allowing the creation of an extra block twice the size and the same height as the hated Seals Club at Maroubra Beach contribute to heritage or aesthetics? Rather, it destroys what is there: the village atmosphere of the little shops, the holiday-at-the-seaside feeling, the nice views (except for eyesore of the Seals Club which should never have been built). We do not want another "city" beach like Bondi or Coogee - let's keep it as natural as possible.

Clause 2.3 Zone objectives and Land Use Table

"Zone B1 Neighbourhood Centre

1 Objectives of zone

- *To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.*
- *To enable residential development that is well-integrated with, and supports the primary business function of the zone.*
- *To minimise the impact of development and protect the amenity of residents in the zone and in the adjoining and nearby residential zones."*

How does allowing the creation of an extra block twice the size and the same height as the hated Seals Club at Maroubra Beach fulfil the stated objectives of the B1 Neighbourhood Centre? How is the proposal in any way "small scale"? How can a huge residential high-rise be "well-integrated" with the primary business function of the zone?

This is in every way a high-impact proposal which will affect residents for miles around in terms of traffic congestion, years of construction disruption, and views. Remember, this proposal is right in the centre of Maroubra Beach, at the bottom of a semi-circular range of hills: **it affects the views of every resident in the entire Maroubra Bay area, and could not possibly be more poorly situated.** The proposal should be limited to 2 storeys rather than expanded to allow 6.

So, what is a B1 Neighbourhood centre supposed to be? Here is an extract from Council's *"Business Centre Discussion Paper Part 1.pdf"*:

*"Neighbourhood Centres: A Neighbourhood Centre is a **small group of shops or a corner shop** that you can walk to and buy daily needs such as milk and the newspaper. Neighbourhood Centres should have a public transport link with other centres and be located close to schools and other compatible activities and have **some medium density housing**, such as townhouses, to add vitality, safety and create a sense of place. A Neighbourhood Centre has a radius catchment of approximately 200 metres." [my emphasis in bold type]*

How does allowing the creation of an extra block twice the size and the same height as the hated Seals Club at Maroubra Beach match the statement above? The Council's definition and description of a Neighbourhood Centre is utterly at odds with what is proposed in the draft LEP for Maroubra Beach.

Here is a quote from the *"Metropolitan Plan and the Draft East Subregional Strategy"*, which I believe the Council is obliged to take notice of, as referenced in the *"Council Report 6.12.11 page 11, Item 3.1:"*

*"...(g) protects and promotes the City's **special coastal environment, open space and cultural assets**", and
(h) promotes sustainable development and incorporates actions for climate change and natural hazards", and
(j) facilitate good urban design"*

The proposed changes at Maroubra Beach in the draft LEP 2012 will allow a grossly oversized ugly block of units in the wrong place (flood prone area, see Clause 6.9 below) and ruin the beach front seascape, thus contravening all the above key directions of the Metropolitan Plan and Draft East Subregional Strategy.

Furthermore, on page 71 of Council's "Business Centre Discussion Paper Part 3.pdf" it states the following:

"4.3 B1 Neighbourhood Centre zone.

*Council's current 3B Local Business Zone is considered to be a direct match to the Standard Instrument's B1 Neighbourhood Centre zone. Both zones are intended for **small clusters of convenience type shops** that serve the day to day needs of the local community."* [my emphasis in bold type]

The following graphic has been extracted from page 71 of Council's "Business Centre Discussion Paper Part 3.pdf":

4.3.1 Objectives of the Zone:

The mandatory and proposed objectives for the B1 zone are listed in Figure 40:		
	Mandated objectives under the Standard Instrument	Additional objectives proposed by Council
1. Objectives of zone	<ul style="list-style-type: none">To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.	<ul style="list-style-type: none">To enable residential development that is well-integrated with, and supports the primary business function of the zone.To minimise the impact of development on adjoining and nearby residential zones.

Figure 40: Proposed B1 Neighbourhood Centre zone objectives

I draw your attention to the Council's stated objectives for zone B1, highlighted in Yellow in the graphic above.

Nowhere in the preceding quotes and extracts does it say that B1 Neighbourhood Centres should have (as proposed in the draft LEP 2012) **227 units** above them and nearly **380 car spaces** below them.

Neighbourhood Centres are supposed to be **SMALL**.

Clause 4.3 Height of Buildings:

"(1) The objectives of this clause are as follows:

*(a) to ensure that the **size and scale** of development is compatible with the **desired future character** of the locality...*

*(c) to ensure that development does not **adversely impact** on the amenity of adjoining and neighbouring land in terms of **visual bulk, loss of privacy, overshadowing and views.**"* [my emphasis in bold type]

One has to ask **WHO** desires the future character of Maroubra Beach to be as proposed in the draft LEP 2012, because it is certainly NOT the desire of most of the residents to ruin the beach in this way. Everyone loathes and hates the Seals Club, which blights the landscape of the beach from any point in the whole of the Maroubra Bay area. Even your own reports agree on this: on page 660 of Council's *Miscellaneous Report No. M25/11, 6 Dec 2011, (Your Ref: Folder No F2006/00355)* there is a reference to **"the intrusive and overbearing Seals Club"**; so **WHY, I ask are you going to allow more of the same???**

One might come to the conclusion that it is the beach landowners who have been pressuring the Council to vary the zoning at the Beach to their own obvious advantage. The draft LEP proposals for Maroubra Beach in fact **directly contravene** the above directive on heights of buildings in terms of the likely adverse impact on adjoining and neighbouring land in terms of excessive visual bulk, excessive loss of privacy and excessive overshadowing and widespread loss of views for hundreds of residents in the Bay area.

Clause 4.3B Height of Buildings on land in Maroubra Beach town centre

*"(1) The objective of this clause is to allow greater building heights to **encourage lot consolidation** within Area 4 and Area 5 on the Height of Buildings Map for certain land within Maroubra Beach town centre.*

*(2) Despite subclause 4.3, the maximum height for a building on land within Area 4 and Area 5 on the Height of Buildings Map is **22 metres** if the building is on a site with a minimum area of 4,900 square metres in Area 4 and 5,500 square metres in Area 5." [my emphasis in bold type]*

To start with, exactly **WHO** wants to "encourage lot consolidation" at Maroubra Beach? Why is the Council promoting this? [REDACTED]

Having attended some of the Maroubra Beach Urban Study presentations, I have realised that the major owners cannot seem to group together to achieve consolidation of the entire block, so the Council and their designers, Allen Jack Cotter, have had to modify the entire plan so that development can go ahead in **two** stages: first the non-Seals Club properties of Area 4 (the northeastern portion of the block); then the Seals portion, Area 5, when they are ready to develop their section (that is, if the Ambulance Station agrees to go).

Lack of landowner agreement seems to have somewhat ruined the overall plan that the study group has been working on for years, but nevertheless, the Council is still absolutely determined to include the findings and recommendations of the study as a **well-hidden subclause in the "explanatory notes"** of the draft LEP, and at the very last minute before it was exhibited. (The Draft LEP Exhibition was notified in the local paper around the 21st February 2012, closing on 2nd April; while the "explanatory notes" appear to have the date of 1-3-2012 attached to them. I am wondering if there isn't some irregularity here: shouldn't the draft LEP and the explanatory notes be exhibited at the same time???)

I want to reiterate my objection to this special Maroubra Beach clause, and ask that it be deleted; **the maximum height for the Beach should be 12m.**

Clause 4.4 Floor Space Ratio

"(1) The objectives of this clause are as follows:

(a) To ensure that the size and scale of development is compatible with the desired future character of the locality,

(b) To ensure that buildings are well articulated, and respond to environmental and energy needs,

... (d) To ensure that development does not adversely impact on the amenity of adjoining and neighbouring land in terms of visual bulk, loss of privacy, overshadowing and views".

the above subclauses 1(a) and 1(d) are exactly the same as for Clause 4.3 Height of Buildings subclauses 1(a) and a(c), so the same comments apply with reference to the gross overdevelopment which will be allowed in the proposed draft LEP 2012. What subclause 1(b) means is a complete mystery, and probably deliberately vague to allow a broad interpretation.

Part 6 Local provisions Clause 6.1 Design excellence

"(1) The objective of this clause is to deliver the highest standard of architectural and urban design.

(2) This clause applies to development involving the construction of a new building or external alterations to an existing building:

(a) on a site that has an area of 10,000 square metres or greater,

(b) is on land for which a development control plan is required to be prepared under clause 6.11, or

(c) that is, or will be, 15 metres or greater in height.

(3) Development consent must not be granted to development to which this clause applies unless, the consent authority is satisfied that, the proposed development exhibits design excellence.

(4) In considering whether proposed development exhibits design excellence, the consent authority must have regard to the following matters:

(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,

(b) whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,

(c) how the proposed development responds to the environmental and built characteristics of the site and whether it achieves an acceptable relationship with other buildings on the same site and on neighbouring sites,

(d) whether the building meets sustainable design principles in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security and resource, energy and water efficiency, and

(e) whether the proposed development detrimentally impacts on view corridors and landmarks."

This Clause will probably not affect Maroubra Beach Neighbourhood Centre, as it has now been split into two areas - see "Clause 4.3B Height of Buildings on land in Maroubra Beach town centre" above. Together, the block is just over 10,000m².

The Implications are that there will be no Council attention to the excellence in architectural and urban design criteria and a developer will be allowed to build any type of ugly block similar to the Seals building on Area 4?

Clause 6.3 Foreshore scenic protection area

"(1) The objectives of this clause are:

(a) To recognise, protect and enhance the natural, visual and environmental qualities of the scenic areas of the coast line,

(b) To protect and improve visually prominent areas adjoining the coastal foreshore,

(c) To protect significant public views to and from public areas of the coast,

(d) To ensure development in these areas is appropriate for the location and does not detract from the scenic qualities of the coast.

(2) This clause applies to land identified as 'foreshore scenic protection area' on the Foreshore Scenic Protection Area Map.

(3) Before granting consent to development to which this clause applies, the consent authority must be satisfied that the development:

(a) is located and designed to minimise its visual impact on public areas of the coast line, including views to and from the coast, foreshore reserves, open space and public areas; and

(b) positively contributes to the scenic quality of the coastal foreshore and locality."

How can allowing a height of 22m and a FSR of 2:1 at Maroubra Beach fulfil these criteria? How does allowing the creation of an extra block twice the size and the same height as the hated Seals Club at Maroubra Beach protect the natural, visual and environmental qualities of the scenic areas of the coastline, namely the beautiful long Maroubra Beach and the dunes and the magnificent Malabar Headland at its southern end?

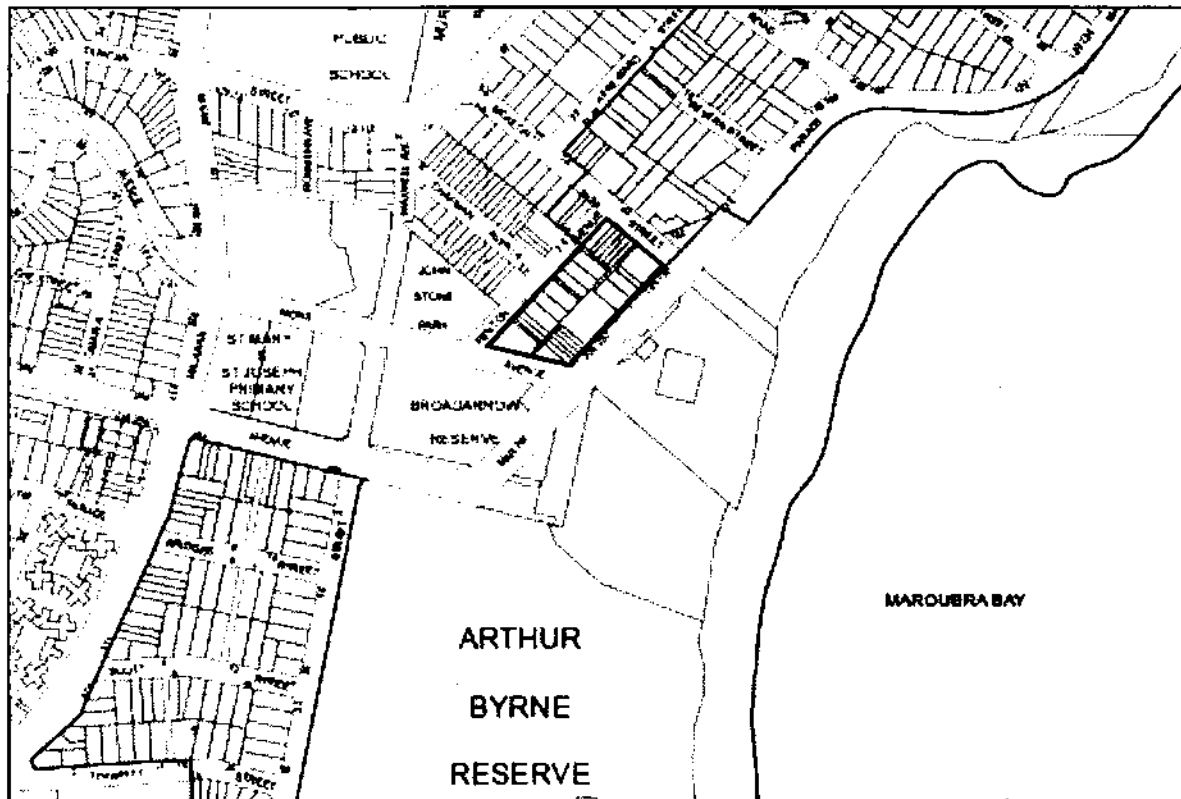
Below is an extract from Council's "Residential discussion paper Part 5B.pdf page 116:

7.11.1 Foreshore Scenic Protection Area

RLEP Identifies visually prominent residential areas along the coastline which are designated as *Foreshore Scenic Protection Areas* under Clause 29 of the RLEP (Fig 17).

Under this Clause, Council may only grant consent to development within the foreshore scenic protection area after it has considered the likely aesthetic impacts of the proposed development on the foreshore.

The following map extract shows that the Maroubra Beach Neighbourhood Centre is INCLUDED in the Foreshore Scenic Protection Area, and as such must be subject to the above Draft LEP provisions (I have outlined the Maroubra Beach Neighbourhood Centre block in red):



Above: an extract from Council's draft LEP Map "Foreshore Building Line Map and Scenic Protection", sheet 8.

At right: the legend from the same map.

Will the Council allow a new building of 22m height with a FSR of 2:1 at Maroubra Beach, just like the Seals Club? What "aesthetic criteria" will the Council be using to judge the likely impact of such a structure on our beautiful beach?

How would the Council justify and explain such a massive development as something that "positively contributes to the scenic quality of the coastal foreshore and locality." (Clause 6.3 subclause (3)(b) above)?



Randwick Local Environmental Plan 2012

**Foreshore Building Line Map
Scenic Protection Map
Sheet CL1_008**

Foreshore Building Line Map

 Foreshore Building Line

Scenic Protection

 Scenic Protection Area

Cadastral

 Base data 01/01/2008 © Land and Property Information (LPI) Addendum data 24/11/2011 © Randwick City Council

Clause 6.9 Flood Planning (DoPI Model Clause)

"(1) The objectives of this clause are as follows:

- (a) to minimise the flood risk to life and property associated with the use of land,
- (b) to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,
- (c) to avoid significant adverse impacts on flood behaviour and the environment.

(2) This clause applies to:

- (a) land that is shown as "Flood planning area" on the Flood Planning Map, and
- (b) other land at or below the flood planning level.

(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development:

- (a) is compatible with the flood hazard of the land; and
- (b) is not likely to significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and
- (c) incorporates appropriate measures to manage risk to life from flood, and
- (d) is not likely to significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and
- (e) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.

... (5) In this clause: **flood planning level** means the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metres freeboard. **Flood Planning Map** means the Randwick Local Environment Plan 2012 Flood Planning Map".

The Council's flood study findings for the beach area do not seem to have been incorporated into the draft LEP flood map, perhaps because a "Flood Management Plan" has not been completed.

Below is an extract from letter from NSW Department of Planning and Infrastructure to the Council dated 16/2/12

It has been identified that the draft LEP, as certified, is inconsistent with section 117 Directions 3.1 Residential Zones and 4.3 Flood Prone Land. As the delegate of the Director General, I have determined that the inconsistency with Direction 3.1 is justified on the basis of existing government requirements and agreements and being of minor significance. The inconsistency with the S117 Direction 4.3 is considered justified on the basis of the inclusion of the Standard Instrument provisions for Flood Planning in the draft LEP and Council's strategy for undertaking flood studies which is underway.

(Certificate to Exhibit, Ref 12/02781) which states that the inconsistency of the draft LEP with s117 directions about the absence of completed

Flood Prone Land maps for the draft LEP is of "minor significance", and that "the Council's strategy for undertaking flood studies... is underway."

I disagree: the absence of identified flood prone areas has a very great significance as far as Maroubra Beach is concerned, as it is a **well known flood area**.

The Maroubra Beach Neighbourhood Centre is situated on known flood prone land, and a flood study was conducted and exhibited in May 2011. Its findings should be incorporated into the LEP, even though a Flood Management Plan has yet to be produced.

The flood study by the council commented that Fenton Avenue and McKeon Street are known flood prone areas, and the likely depth of flood in a 1 in 100 year event is greater than 1m. It included photographs of the 1m+ 1959 flood.

At the precinct meeting of Monday May 23rd 2011, we were told by either Kerry Kyriacou of the Council, or a representative of Allen Jack Cotter (who were engaged to do the design study) that they had to modify their designs for the Maroubra Beach Neighbourhood Centre, due to the findings of the flood study, and they were "**wondering if**

it were possible to do anything in this space at all", because of the danger of people being trapped in the basement carpark during a flood and being unable to safely escape.

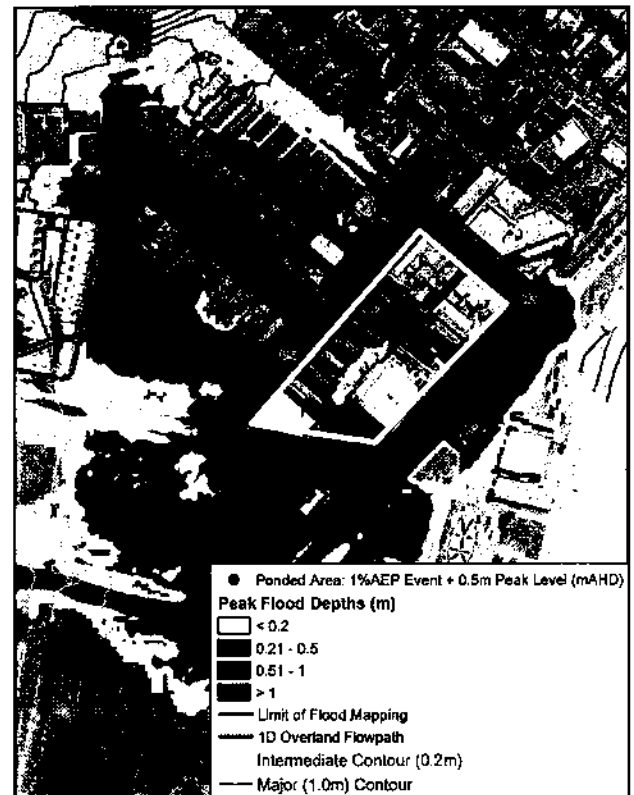
Diagram at right: Extract from "RCC flood study, Figure 10B: Peak flood levels and depths 1% AEP event." I have added a yellow outline to show the area of the proposed Maroubra Beach B1 Neighbourhood Centre.

We were told by either Kerry Kyriacou of the Council, or a representative of Allen Jack Cotter, that in view of the flood study findings, any new building in the beach would have to be raised on a **1m plinth** to avoid flooding of the basement, and car entry/exits would be limited to two, in view of the extra height required for the plinth.

The effect of this is to raise the overall maximum height of the proposed building by another metre to **23m**, which is totally unacceptable to me.

The Council does not appear to have taken notice of the *Part 117 Directions, under 4.3 Flood Prone Land*, item (6) which states: "A draft LEP shall not contain provisions that apply to the flood planning areas which: *...(b) permit development that will result in significant flood impacts to other properties; and (c) permit a significant increase in the development of that land; and (d) are likely to result in a substantially increased requirement for government spending on flood mitigation measures, infrastructure or services.*" [my emphasis in bold type]

The matter of flooding in the subject area is NOT a minor matter, as admitted by Council, who have notified residents in Chapman Avenue that they may not do any further extensions to their homes because it is a flood prone area; the Council has acknowledged that the area is flood prone by having to change the proposed design of the development by adding a 1m plinth. The Council **SHOULD NOT** be proposing to permit or encourage this significant increase in the development of this land by increasing the height allowed from 12m to 22m, and should be limiting the FSR to 1.5:1 as for other B1 Neighbourhood Centres.



Schedule 1 Additional permitted uses (Clause 2.5)

"4. Use of land at Maroubra Beach Town Centre, Fenton Avenue, Marine Parade, McKeon Street

- (1) *This clause applies to land comprising the Maroubra Beach Town Centre located within Zone B1 Neighbourhood Centre.*
- (2) *Serviced apartments are permitted with consent but only as part of a mixed use development."*

This clause should be totally deleted, as it will lead to the abuse of such facilities by landlords who wish to accommodate backpackers. In view of the awful trouble backpackers have caused over the years in Coogee, this should be totally prevented at Maroubra Beach.

Unanswered questions about Maroubra Beach:

- We were told at a precinct meeting on Monday May 23rd 2011, where Kerry Kyriacou from Council and representatives from Allen Jack Cotter were present, that a massive increase in the FSR was necessary "to *make something happen down here*". The majority of residents would be happy to have "something happen" at the beach, but if the only outcome is the construction of a monstrous block twice as big and as tall as the Seals Club, we all say "no thanks".
- Everyone agrees that the Seals Club is a monstrous, ugly eyesore, visible from miles around, so why would we want to have more of the same? Even your own documents state this: "the intrusive and overbearing Seals Club" (quoted from page 660 of Council's Miscellaneous Report No. M25/11, 6 Dec 2011, Your Ref: Folder No F2006/00355).
- The Council seems to have bent over backwards to accommodate the wishes of a handful of major landowners in this area [REDACTED] who stand to make a great deal of money if the planning restrictions are eased in this area.
- It seems the Council has spent a great deal of ratepayers money investigating how a large and ugly block of units could be put on this site, which ultimately is against the wishes of most of the residents of the Maroubra Beach area.
- I repeatedly raised my objections and concerns at Precinct meetings, only to be shouted down by landowners present and members of the Precinct Committee, who are also involved in the move to build a large block at the beach by their involvement in the working group.
- The current planning controls which have been in place for many years have allowed for the construction of a large block at the beach, maximum height of 12m, but up to 15m with the usual SEPP 1 objection, as seen on the old pub site and adjacent sites along the north east side of McKeon Street. No-one has seen fit to do such a development to date, perhaps the landowners are deliberately waiting for and pressuring the Council to change the rules, so that they can make a larger amount of money?
- There is no reason at all to allow a building taller than 15m on the study site, which is proposed to be 22m high - commensurate with the height of the ugly Seals Club block.
- Let us learn from the mistakes of the past and not allow another Seals-like block to blight the beach - there must have been corruption at the Council in the 1960s to allow the Seals Club to be built, and I am wondering if there is any taint of corruption now in the attempt to circumvent and rewrite the planning restrictions at the beach?
- Only a very narrow section of the community will gain monetarily from allowing such a huge, bulky and unsightly development at one of the last undeveloped beaches in Sydney: [REDACTED]
[REDACTED] and to gain a great deal of money from the sale of the 220+ units that it will be possible to build there, should the draft LEP be passed as it is.
- Why is the council facilitating this?
- It is apparent that there is **no pressing need** to build a large apartment block at the beach to meet the mandatory dwellings target: below is an excerpt from your document, "Residential discussion Paper Part3.pdf", page 56:

With a total of around 3300 additional dwellings completed between 2004-05 and 2010, the table shows that Randwick City is on track to meet its dwelling target of 8400 without significant intervention in existing planning controls.

- The excerpt below shows that the Maroubra Beach Urban Design review was finished and could have been incorporated into the Business Centre Discussion papers when they were exhibited. No attempt was made to do so. Instead we were presented with falsely misleading discussion papers as to the future of Maroubra Beach, and the recommendations of the Urban Design Review were sneakily slipped in to the draft LEP by way of the "Explanatory Notes".

14	9/8/2011 PL115/11	Exhibition of Maroubra Beach commercial Centre Urban Design Report	This was exhibited concurrently with Residential and Business Centres Discussion papers. Recommendations have been incorporated into the draft LEP
----	----------------------	--	--

From the Council Report Attachments 06.12.11 pdf, page 6 (also noted as Page 230 of 376 of the Planning Committee Meeting M26/11 Miscellaneous Report, Attachment E2 Summary of Council Resolutions for Draft LEP and DCP)

- The timing of the draft LEP and the incorporation of the recommendations of the Maroubra beach Urban Design review are in my view suspicious. The deliberate overlooking of the flood study findings is also suspicious.

In conclusion, there are a great many unanswered questions surrounding the rezoning of the Neighbourhood Centre at Maroubra Beach. My opinion is that the whole of the block at the the Beach, surrounded by McKeon St, Fenton Avenue, Mons Avenue and Marine Parade should be rezoned with directly comparable zonings in the new LEP; **that is, the lots that are currently 2C Residential should become R3 Medium Density Residential, and the lots currently zoned 3B Business should become B1 Neighbourhood Centre. No building within this block should be taller than 12m, and no Floor Space Ratio should be greater than 1.5:1.**

Yours sincerely,



2 April 2012

The General Manager
Randwick Council
30 Francis Street
Randwick 2031

Dear General Manager

RESPONSE TO LEP FOR MAROUBRA BEACH

I support the proposed B1 Neighbourhood centre zone for Maroubra Beach town centre but not the proposed FSR 2.0:1 indicated on Sheet FSR_008 for some sites along McKeon Street and the height options for "Area 4" and 'Area 5" as indicated on Sheet HOB_008.

4.3B Height of Buildings on land in Maroubra Beach Town Centre

- The Maroubra Beach Commercial Centre should be maintained under the B1 Neighbourhood Centre zone proposed in the draft LEP with a height limit of 12metres. This will be consistent with the proposed height limit for the Coogee Beach town Centre.
- The building envelope established by the height of the existing Seals Club should be treated as an historical anomaly within the Maroubra Beach Commercial Centre.
- The Maroubra Beach Commercial Centre should be removed as an exception to the proposed draft LEP heights that are indicated on Sheet HOB_008 and under Clause 4.3B. If an when a DA is submitted for this designated area the design can by looked at separately on its merits. Having 22metre height limit options available to developers leaves the commercial centre open to abuse with possible SEPP1 objections taking the height even higher.

Floor Space Ratio in the Maroubra Beach Town Centre

- I note with extreme concern that Sheet FSR-008 does not appear to indicate an actual FSR for those sites bordered by McKeon Street, Fenton Avenue, Marine Parade and Mons Avenue and it is imperative there should be.
- The current FSR for the centre is 2.0:1 but the consistence with other B1 areas (ie Coogee town centre) should be aimed for by applying a 1.5:1 ratio.

This would include those sites fronting McKeon Street and which are presently proposed for a FSR of 2.0:1 (as identified on Sheet FSR_008)

- Continuing Business Use
- The LEP specifically excluded a business that has been there for approximately 30 years, ie the vehicle repair shop on Marine Parade. I think a site-specific provision to allow the continued use of this site for this purpose should be included in the draft LEP.

Yours sincerely

A black rectangular redaction mark covering the signature of the sender.

cc: All Councillors



D 01450767

MAROUBRA SEALS

Sports & Community Club Ltd

A.B.N. 91 000 396 663
212 Marine Parade Maroubra Beach
PO Box 340 MAROUBRA NSW 2035
Telephone: (02) 9349 2299 Fax: (02) 9349 5658
Email: seals@maroubraseals.com.au

19 March 2012

Randwick City Council

The General Manager
Randwick City Council
30 Frances St.
RANDWICK 2031

22 MAR 2012

RECORDS RECEIVED

Dear Sir,

RE : Randwick City's new draft Comprehensive Local Environmental Plan

The Club has viewed the above documents, as provided by Council, and note that the ongoing saga relative to zoning and floor space ratio is continued with regard the block bounded by Marine Pde, Mons Ave, Fenton Ave and McKeon St., this block in area is around 10,000 sq.m. Over the last dozen years, the Seals, which owns around 4,000 sq.m. of the 'block', has been approached by various developers, with the view of redevelopment. Such actions have adversely affected property consolidations, due to excessive price expectations.

The last attempt at overall consolidation and redevelopment of the 'block', was provided by Council itself, under the guise of a development control plan put forward last year. The proposed number of dwelling units, the proposed number of vehicle spaces and the visualisation drawings combined to indicate the absence of the Seals within the 'block'. Some would think that the proposal is unachievable without the largest land owner within the "block" being offered some form of trade-off or incentive such as say 6,000 to 7,000 sq.m. in Broadarrow Reserve. In two respects though, the proposal was realistic and positive.

Firstly, it consolidated the 'block' into a single zone. Secondly it increased the Floor Space Ratio from 2 : 1 to 2.5 : 1, both measures aimed to encourage redevelopment (a F.S.R. of 3 : 1 would be more effective) . Please check the Maroubra Bay Hotel redevelopment by Multiplex, which included a bonus for maintaining the façade, the F.S.R. is closer to 4 : 1, and the height restriction was also modified.

Unfortunately, under the proposed draft Comprehensive Local Environmental Plan, both these positive aspects, have been cast aside, reverting to a non realistic approach, squashing any chance of redevelopment.

Obviously, the most positive and logical approach would be to incorporate a single zone (3B) and a F.S.R. of 2.5 : 1, or even 3 : 1, throughout the whole of the 'block', within the Comprehensive Local Environmental Plan. It is regrettable that taking into consideration the work put in by all stake holders this will not be achieved. The opportunity of a more realistic and achievable long overdue change for Randwick City residents will remain just a dream.

Yours Faithfully,

DAVID POPPLEWELL
Vice President

Victoria Gavan

From: [REDACTED]
 Sent: Monday, 2 April 2012 11:49 AM
 To: LEPreview
 Subject: LEP submission

[REDACTED]

General Manager,
 Randwick City Council,
 30 Frances Street, Randwick NSW 2031
 2 April 2012.

Dear Sir:

RE: Draft LEP and the Maroubra Beach precinct:

One particular problem with the draft LEP is the stunning section referring to the special exceptions being proposed for the Maroubra Beach precinct, with a proposed height of 22 metres and no reference to any floor space ratio for the whole block.

[REDACTED]

[REDACTED] Should this draft LEP be approved in its current form, I for one and many, many other residents will be calling for a full investigation into vested interests in Randwick Council, and will make it a major election issue in the forthcoming council elections.

There is an unseemly haste and pressure coming from Randwick Council to over-develop the Maroubra Beach block, which includes using ratepayer's funds to hire expensive architects to produce "nice" plans covering the whole block with apartments and commercial developments.

Why is Council using ratepayer's money to push this particular barrow? We need this looking into. In reality there is no reason on this planet to approve a new height of 22 metres in this one particular area, as proposed in Clause 4.3B, as this will result in massive bulky and vile structure, benefiting only the two major stakeholders and some yet to appear developer.

All other residents will suffer from an extreme monstrosity together with wind/sun/ parking/ visual impact problems.

It should be noted that the proposed development is within the declared Coastal Zone, and no development of such bulk and height can be allowed within the Coastal Zone.

The current zoning for this block has provision for 12 metres height and floorspace ratios of 1.5:1. This zoning should be preserved, and any SEPP1 objection possibility removed. The block should be zoned "B1 Neighbourhood Centre" together with the 12 metre height restriction included in that B1 zoning. Further, the floorspace ration should be clearly defined as 1.5:1 as normal in that B1 zoning. Any access to SEPP1 type objections should be specifically excluded.

The private residential properties in Fenton Avenue should NOT be rezoned or at worst rezoned as R3 residential.

The proposed EXCEPTION in relation to the Maroubra Beach zoning is obscene, smacks of corruption and vested interest, is clearly contrary to the continued enjoyment of the area by the vast majority of residents, and should be removed in entirety.

The LEP should simply state that the area is "B1 Neighbourhood Centre" with the strict adherence to the height and floorspace limitations contained within that zoning, namely 12 metres and 1.5:1.

The recommendations of the "Urban Design Study for Maroubra Beach" are clearly Council and vested interest driven, and are at total odds to the overall enjoyment of the area by the vast majority of the residents.

The recommendations should be ignored, and seen for what they really are, a biased and flawed justification for a massive and bulky development.

You may be told by Council employees, consultants and Councillors that there was "community approval" for these recommendations, but that is wrong. There was hardly any consultation, and many objections were raised at the time.

Now, local opposition to these recommendations is even more vocal and widespread. In particular, you should be aware that never in the "Urban Design Study for Maroubra Beach" was any EXCEPTION with heights of 22 metres and "free-for-developers" floorspace ratio ever mentioned.

If this Exception is passed by Council, then this will be excellent grounds for the whole matter to be aired as an election issue and furthermore, investigation by the appropriate authorities including the (for example) Ombudsman, and possibly grounds for the removal of Council and re-appointment of an Administrator.

One further objection is that the draft LEP clearly discriminates against one business currently operating in the affected block, namely the motor vehicle repairer in Marine Parade. This also smells of vested interest, as no other business has been singled out for banishment under the LEP...again this is grounds for investigation by an appropriate authority and the reasons for such discrimination made public. This should clearly be removed in entirety from the draft LEP.

To summarise: The Exception proposed in the draft LEP at Clause 4.3B applying to the block at Maroubra Beach should be removed in entirety, the block should be re-zoned "B1 Neighbourhood Centre" with strict height and floorspace limits as defined in that zoning (12 metres, 1.5:1).

The block is affected by being within the Coastal Zone. Any SEPP1 objection possibility should be specifically removed in the LEP.

[REDACTED]

Click [here](#) to report this email as spam.

From: Bang The Table [admin@bangthetable.com]
Sent: Sunday, 1 April 2012 5:16 PM
To: LEPreview
Subject: An anonymous user completed 'Draft Comprehensive LEP '

An anonymous user just submitted the form 'Draft Comprehensive LEP ' with the responses below. A full report of all form submissions is available within the activity report.

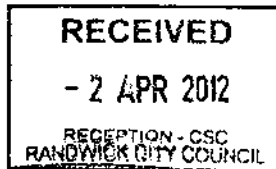
Name [REDACTED]
Email [REDACTED]
Phone [REDACTED]
Address [REDACTED] Maroubra. NSW 2035
Type your Submission I wish to lodge a very strong objection to the 10 metre height increase in clause 4.3B of the LEP which would result in ruining the amenity of Maroubra Beach. The 10 metre increase is totally incompatible with the surrounding buildings and will destroy the village atmosphere of this beautiful beach-side suburb. Our city of Randwick is rapidly becoming a highrise eyesore (think Kingsford and Maroubra Junction) and a poor legacy for future generations. Developers have been the only winners in this scenic and lifestyle erosion of our city. It is the responsibility and moral duty of the elected councilors to represent the people of Randwick City. If this height increase is allowed the council will not be acting in the best interests of their constituents.
Upload and attach your Submission

Click [here](#) to report this email as spam.

001459959

2-4-2012

To The General Manager
Randwick City Council
30 Frances Street
RANDWICK NSW 2031



Randwick City Council

03 APR 2012

Records Receiver

Dear Mr Brownlee,

RE: Draft LEP 2012 - Proposed Maroubra Beach zoning - B1 Neighbourhood Centre.

I agree with the zoning proposed for the Maroubra Beach commercial precinct, but I DO NOT agree with the proposed variation to normal height for this zoning which is set at 12m maximum for every other B1 Neighbourhood Centre in Randwick City except for Maroubra Beach.

Maroubra Beach Neighbourhood centre (Zoning B1) MUST NOT be the special exception to the 12m maximum building height, as documented in Page 10, Clause 4.3, and the floor space ratio MUST NOT be higher than 1.5:1, which is higher than what is currently allowed at Coogee beach!!

Yours sincerely,

[Redacted signature block]

[REDACTED]

From: Bang The Table [admin@bangthetable.com]
Sent: Tuesday, 27 March 2012 8:43 PM
To: LEPreview
Subject: An anonymous user completed 'Draft Comprehensive LEP'

An anonymous user just submitted the form 'Draft Comprehensive LEP' with the responses below. A full report of all form submissions is available within the activity report.

Name

[REDACTED]

Email

[REDACTED]

Phone

Address

**Type your
Submission**

I wish to give feedback in regards to the proposed height controls increases at Maroubra Beach. Myself and many fellow residents believe that a re-development of the Maroubra Beach commercial centre is long overdue. I would support any move by council which facilitated the redevelopment of this precinct, including any increase to the current height controls.

**Upload and
attach your
Submission**

Click [here](#) to report this email as spam.

From: Bang The Table [admin@bangthetable.com]
Sent: Tuesday, 27 March 2012 2:22 PM
To: LEPreview
Subject: An anonymous user completed 'Draft Comprehensive LEP '

An anonymous user just submitted the form 'Draft Comprehensive LEP ' with the responses below. A full report of all form submissions is available within the activity report.

Name

Email

Phone

Address

Type your Submission Do not increase allowable building heights at Maroubra Beach as per clause 4.3B.
This increase is incompatible with the existing streetscape.

**Upload and attach
your Submission**

Click [here](#) to report this email as spam.

DO 14 57196.

From: Bang The Table [admin@bangthetable.com]
Sent: Friday, 30 March 2012 10:59 AM
To: LEPreview
Subject: An anonymous user completed 'Draft Comprehensive LEP '

An anonymous user just submitted the form 'Draft Comprehensive LEP ' with the responses below. A full report of all form submissions is available within the activity report.

Name [REDACTED]

Email [REDACTED]

Phone

Address [REDACTED]

Type your Submission Please keep the special character of Maroubra Beach in tact and DO NOT increase height controls for buildings on teh Maroubra Beach Town Centre site.

**Upload and attach
your Submission**

Click [here](#) to report this email as spam.

From: Bang The Table [admin@bangthetable.com]
Sent: Wednesday, 28 March 2012 4:16 PM
To: LEPreview
Subject: An anonymous user completed 'Draft Comprehensive LEP '

An anonymous user just submitted the form 'Draft Comprehensive LEP ' with the responses below. A full report of all form submissions is available within the activity report.

Name

Email

Phone

Address

**Type your
Submission**

Iam totally opposed to a height increase "LEP" on (the Maroubra Beach Town Centre site the block at the beach bounded by McKeon St, Mons Ave, Marine Parade and Fenton Ave.) The current LEP is acceptable but any increase in height is NOT ACCEPTABLE.

**Upload and
attach your
Submission**

Click [here](#) to report this email as spam.

From: Bang The Table [admin@bangthetable.com]
Sent: Wednesday, 28 March 2012 5:07 PM
To: LEPreview
Subject: An anonymous user completed 'Draft Comprehensive LEP '

An anonymous user just submitted the form 'Draft Comprehensive LEP ' with the responses below. A full report of all form submissions is available within the activity report.

Name [REDACTED]

Email [REDACTED]

Phone [REDACTED]

Address

Type your Submission I would lik to comment on clause 4.3B of the LEP. I oppose the height incease and am hoping that coucil will reject this proposal.

Upload and attach your Submission

Click [here](#) to report this email as spam.

[REDACTED]

From: Bang The Table [admin@bangthetable.com]
Sent: Sunday, 1 April 2012 5:13 PM
To: LEPreview
Subject: An anonymous user completed 'Draft Comprehensive LEP'

An anonymous user just submitted the form 'Draft Comprehensive LEP' with the responses below. A full report of all form submissions is available within the activity report.

Name [REDACTED]

Email [REDACTED]

Phone

Address [REDACTED]

Type your Submission Reviewing the draft LEP, we strongly disagree with the proposed increase in the height of buildings changes in Clause 4.3B. Regards [REDACTED]

**Upload and attach
your Submission**

Click [here](#) to report this email as spam.

[REDACTED]

From: Bang The Table [admin@bangthetable.com]
Sent: Monday, 2 April 2012 9:33 AM
To: LEPreview
Subject: An anonymous user completed 'Draft Comprehensive LEP'

An anonymous user just submitted the form 'Draft Comprehensive LEP' with the responses below. A full report of all form submissions is available within the activity report.

Name

[REDACTED]

Email

[REDACTED]

Phone

Address

[REDACTED]

Type your Submission

I am writing to oppose the clause 4.3b in the draft local environment pla which allows an increase in the building height in Maroubra beach town centre.

Upload and attach your Submission

Click [here](#) to report this email as spam.

D01449354

From: Bang The Table [admin@bangthetable.com]
Sent: Monday, 19 March 2012 6:13 PM
To: LEPreview
Subject: An anonymous user completed 'Draft Comprehensive LEP'

An anonymous user just submitted the form 'Draft Comprehensive LEP' with the responses below. A full report of all form submissions is available within the activity report.

Name

[REDACTED]

Email

[REDACTED]

Phone

[REDACTED]

Address

Type your Submission I do not agree with the height changes proposed and included in clause 4.3B for buildings on the Maroubra Beach Town Centre.

Upload and attach your Submission

Click [here](#) to report this email as spam.

001459058

[REDACTED]

From: [REDACTED]
Sent: Monday, 2 April 2012 5:15 PM
To: General Manager
Subject: Maroubra Beach building height restrictions

Hello,

Can you please tell me how I might access details regarding the proposed building height restriction changes in the Maroubra Beach area. I am a resident (Malabar Rd) and am concerned as to how these changes might affect our water views.

Thanks

[REDACTED]

Click [here](#) to report this email as spam.

[REDACTED]

From: Bang The Table [admin@bangthetable.com]
Sent: Monday, 26 March 2012 2:24 PM
To: LEPreview
Subject: An anonymous user completed 'Draft Comprehensive LEP '

An anonymous user just submitted the form 'Draft Comprehensive LEP ' with the responses below. A full report of all form submissions is available within the activity report.

Name

[REDACTED]

Email

[REDACTED]

Phone

Address

[REDACTED]

Type your Submission

I do not agree with the proposed height changes for Buildings on the Maroubra beach town centre!

Upload and attach your Submission

Click [here](#) to report this email as spam.

Do 1461791

[REDACTED]

From: [REDACTED]
Sent: Monday, 9 April 2012 8:55 AM
To: General Manager
Subject: Oppose the new height maroubra beach

Good morning

Who do i write to, to oppose the new height restrictions for the development of maroubra
Thanks [REDACTED]

Sent from my iPhone

120145999

From: Bang The Table [admin@bangthetable.com]
Sent: Saturday, 31 March 2012 11:07 AM
To: LEPreview
Subject: An anonymous user completed 'Draft Comprehensive LEP'

An anonymous user just submitted the form 'Draft Comprehensive LEP ' with the responses below. A full report of all form submissions is available within the activity report.

Name

Email

Phone

Address

Type your Submission

I do not agree with the height changes proposed around Maroubra Beach Town Centre site.

Upload and attach your Submission

Click [here](#) to report this email as spam.

Do1458894

Randwick City Council

[REDACTED]
MAROUBRA NSW 2035

- 3 APR 2012

Records Received

Mr. General Manager
Randwick City Council
30 Frances Street,
Randwick NSW 2031

Further to notification of the councils consideration of increasing the height controls of buildings in Maroubra Beach Town Centre, clause 4.3B of the draft environment plan, we wish to lodge our objection to such height increases.

Yours sincerely

[REDACTED]

[REDACTED]

201456963

[REDACTED]

Mr. General Manager
Randwick City Council
30 Frances Street,
Randwick NSW 2031

Further to notification of the councils consideration of increasing the height controls of buildings in Maroubra Beach Town Centre, clause 4.3B of the draft environment plan, we wish to lodge our objection to such height increases.

Yours sincerely

44
[REDACTED]

Randwick City Council
30 MAR 2012
Records Received

[REDACTED]

From: Bang The Table [admin@bangthetable.com]
Sent: Monday, 2 April 2012 11:34 AM
To: LEPreview
Subject: An anonymous user completed 'Draft Comprehensive LEP'

An anonymous user just submitted the form 'Draft Comprehensive LEP' with the responses below. A full report of all form submissions is available within the activity report.

Name

[REDACTED]

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Type your Submission

I object to clause 4.3B allowing greater building heights in the Maroubra Beach Town Centre. The beach is for the community and not just for the wealthy people. Constructing taller buildings along the beach front will isolate the beach from the rest of the community not to mention that tall buildings will be damage the aesthetic outlook of the town centre and will cause shadowing to great sections along the beach.

Upload and attach your Submission

Click [here](#) to report this email as spam.

[REDACTED]

From: Bang The Table [admin@bangthetable.com]
Sent: Sunday, 1 April 2012 9:04 PM
To: LEPreview
Subject: An anonymous user completed 'Draft Comprehensive LEP '

An anonymous user just submitted the form 'Draft Comprehensive LEP ' with the responses below. A full report of all form submissions is available within the activity report.

Name

[REDACTED]

Email

[REDACTED]

Phone

Address

[REDACTED]

Type your Submission

Dear Sir, I do not agree with section 4.3B of the Draft LEP 2012. The proposed change means a potential 10m increase over the existing plan. This would definitely change the character of this part of Maroubra, its laidback, village atmosphere, and open the gate for large developments similar to the Coogee seafront. The Maroubra seafront height is currently low-height and consistent (with the exception of Maroubra Seals). We, the residents, definitely reject this defacing of the seafront, which in its initial phase is limited to the McKeon/Marine Pde/Fenton Ave block, but would probably over time expand to the whole Marine Pde area.

Upload and attach your Submission

Click [here](#) to report this email as spam.

From: Bang The Table [admin@bangthetable.com]
Sent: Friday, 30 March 2012 12:09 PM
To: LEPreview
Subject: An anonymous user completed 'Draft Comprehensive LEP'

An anonymous user just submitted the form 'Draft Comprehensive LEP' with the responses below. A full report of all form submissions is available within the activity report.

Name

Email

Phone

Address

**Type your
Submission**

To Whom it May Concern: Regarding Clause 4.3B of the LEP: I would like to register my disagreement with the proposal to increase the height controls for buildings on the Maroubra Beach Town Centre site. As a Maroubra resident since 1998, I do not believe that an increase to height restrictions, is in the best interests of the local community and environment on many levels - including aesthetics, infrastructure needs and general community well-being. I also believe that such a large impact proposal should have been made clearer to local residents, within the correspondence that was sent out, regarding the LEP. I am very much in favour of redeveloping this precinct so that Maroubra Beach Town Centre can grow and thrive into the future, but I despair at a proposal for high rise blocks that would change this location radically and irrevocably, for all time. Thank you for your consideration of my submission. Kind regards

**Upload and
attach your
Submission**

Click [here](#) to report this email as spam.

From: Bang The Table [admin@bangthetable.com]
Sent: Thursday, 29 March 2012 7:14 PM
To: LEPreview
Subject: [REDACTED]

[REDACTED] just submitted the form 'Draft Comprehensive LEP ' with the responses below. A full report of all form submissions is available within the activity report.

Name

Email

Phone

Address

**Type your
Submission**

I am opposed to clause 3.4B of the draft LEP plan in which the Maroubra Beach town centre will have one block (block bounded by McKeon, Mons Ave, Marine Parade and Fento) with building of up to 22 metres in height. This is a 10m increase above buildings in surrounding blocks which will give the beach a commercial rather than suburban/community look and feel.

**Upload and
attach your
Submission**

Click [here](#) to report this email as spam.

[REDACTED]

From: [REDACTED]
Sent: Friday, 9 March 2012 3:18 PM
To: LEPreview
Subject: Maroubra plans

Hi,
My name is [REDACTED]. I am a Maroubra beach resident and am unhappy with the proposed changes to my neighbourhood. These are my thoughts and I hope you will consider how the people who live in Maroubra feel, not the corporate bodies with big greedy wallets. Maroubra is unique. It's a relaxed coastal lifestyle without the noise, drama and constant chaos of Bondi, Coogee and Bronte. Please leave it this way. Nobody wants another Bondi! We don't want to drive around for 30 minutes to find a carpark near our house, or have constant noise from cars, shops, tourists, as well as the rubbish that comes along with all of this. We don't need another ridiculously overpriced and unaffordable suburb which is exactly what will happen if you build up and put in shopping precincts or malls. The entire coast is jam-packed! We don't want to fight for 2 square metres of sand or spend our day surfing saving newcomers to the beach who don't understand how dangerous the rips at Maroubra are. The local businesses will fold, the cost of everything will go up and the councils will once again drive out the hardworking middle class people of Sydney so the flashy rich big spenders can ruin another coastal suburb.

LEAVE US ALONE!!!!!! WE DON'T WANT TO BE BONDI OR CLOVELLY OR BRONTE OR TAMARAMA OR COOGEE OR MANLY OR ANY OTHER OVERPRICED BUILT UP RUINED COASTAL SUBURB.

Thank you for reading. I look forward to following what happens (and what will be left alone).

[REDACTED]

From: Bang The Table [admin@bangthetable.com]
Sent: Monday, 2 April 2012 8:38 PM
To: LEPreview
Subject: An anonymous user completed 'Draft Comprehensive LEP'

An anonymous user just submitted the form 'Draft Comprehensive LEP' with the responses below. A full report of all form submissions is available within the activity report.

Name

Email

Phone

Address

Type your Submission

To whom it may concern, I strongly object to the proposal to increase the height controls for buildings on the Maroubra Beach Town Centre site. Maroubra Beach has a beautiful community feel (I liken it to living in a country town) and this is mostly because of the small businesses and lack of large apartment blocks and corporations. To increase the building heights would change the face of Maroubra Beach and destroy the community feel that people love.

Upload and attach your Submission

Click [here](#) to report this email as spam.

[REDACTED]
From: [REDACTED]@il.com]
Sent: Monday, 2 April 2012 9:34 PM
To: LEPreview
Subject: 'draft Comprehensive LEP'

Dear General Manager

I am writing to express my concern about the letter received last week, considering the increase of the height control for buildings at Maroubra beach.

My husband and I have been living in Maroubra for almost 2 years and we chose Maroubra because of its several qualities. Maroubra is a calm, quiet and family neighborhood with one of the nicest beach views near the city. Living in Maroubra feels like you are far away from the city, despite being so close to it.

We are really concern that increasing the height of the buildings near the beach will have a huge impact in the neighborhood, not only impacting negatively on the appearance of the area as a whole, with buildings completely out of scale in relation to the surrounding area and creating visual pollution, but also bringing chaos to such a peaceful place, generating a huge traffic and parking impact in an area that is already really difficult to find a parking spot.

We feel that this change will transform completely Maroubra beach, forcing people like us, who work in the city, but enjoy coming back to a pacific and restful home, to live more and more away from the city.

To conclude, we are strongly AGAINST the increase of the building heights in Maroubra beach.
Please feel free to contact me or my husband if you need any extra information or option about this subject.

Thank you for your time and opportunity to comment.

Kind Regards
[REDACTED]

Click [here](#) to report this email as spam.

From: Bang The Table [admin@bangthetable.com]
Sent: Monday, 2 April 2012 12:26 PM
To: LEPreview
Subject: An anonymous user completed 'Draft Comprehensive LEP'

An anonymous user just submitted the form 'Draft Comprehensive LEP' with the responses below. A full report of all form submissions is available within the activity report.

Name

Email

Phone

Address

**Type your
Submission**

As a frequent user and active patrol member of Maroubra Beach, I do not want to see the height controls increased for the buildings on the Maroubra Beach Town Centre site(the block at the beach bounded by McKeon St, Mons Ave, Marine Parade and Fenton Ave). I believe the height controls are adequate as they are and we want to keep Maroubra Beach as a community centre not a Gold Coast. Please do not turn Maroubra Beach into a Bondi or Coogee or a Gold Coast. Thanks, [REDACTED]

**Upload and
attach your
Submission**

Click [here](#) to report this email as spam.

30th March, 2012

Randwick City Council

- 3 APR 2012

Records Received

The General Manager
Randwick City Council
30 Frances St,
Randwick, 2031

Re: draft comprehensive LEP

Please please please don't ruin Maroubra with increasing the height of the buildings by 10m.

I agree a revamp/makeover needs to happen in this area, but not by over developing the area.

Sydney congestion is appalling and when you come home to Maroubra you are relieved that there is still some level of peace.

When visitors during summer come to visit there is no parking, this height increase will just make this even worse.

The schools cannot cater for the current intake of children. And with the amount of units in the Maroubra Junction this has put a large amount of pressure on our schools.

I believe Maroubra is a beautiful family environment next to the sea that has a good distance from the city and not heavily dense that you can't breathe. Please leave it that way!

And that's not even mentioning we have no trains or trams servicing this area.

We will be driving or catching buses and we already have enough of both which congest our roads.

Be considerate for the people and our children, keep us with some peace and happiness.

Please don't congest Maroubra any more.

Signed,

Maroubra resident.

[REDACTED]

From: Bang The Table [admin@bangthetable.com]
Sent: Tuesday, 27 March 2012 11:24 PM
To: LEPreview
Subject: An anonymous user completed 'Draft Comprehensive LEP'

An anonymous user just submitted the form 'Draft Comprehensive LEP' with the responses below. A full report of all form submissions is available within the activity report.

Name

[REDACTED]

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

**Type your
Submission**

Dear Council, From all discussions with neighbours there is not one resident that has any interest in higher rise buildings on Maroubra beach. Please do not take away the unique town like feel of Maroubra beach that separates it from its neighbours. Please consider this a strong vote against this proposal from a family in your constituency. [REDACTED] and [REDACTED]

**Upload and
attach your
Submission**

Click [here](#) to report this email as spam.

From: Bang The Table [admin@bangthetable.com]
Sent: Wednesday, 28 March 2012 7:16 AM
To: LEPreview
Subject: An anonymous user completed 'Draft Comprehensive LEP '

An anonymous user just submitted the form 'Draft Comprehensive LEP ' with the responses below. A full report of all form submissions is available within the activity report.

Name

Email

Phone

Address

**Type your
Submission**

I do not agree with the proposal in the draft LEP to increase the height of buildings bounded by McKeon Street, Mons Avenue, Marine Parade and Fenton Avenue as it will be incompatible with the surrounding buildings. In addition, there will be an increase in traffic in such a small area and the "village" atmosphere of the area will disappear. Thank you.

**Upload and
attach your
Submission**

Click [here](#) to report this email as spam.

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 27 March 2012 4:05 PM
To: LEPreview
Subject: Draft comprehensive LEP

I am compelled to write to the council to raise my grave concerns for the future of my neighbourhood, Maroubra Beach.

If council is to adopt a dramatic increase in the height available to developers, then the future of our quiet, neighbourly, village styled community is destined for massive over height and oversize development, destroying the existing community and replacing it with another crassly out of proportioned beachfront, just look at Coogee.

Many months of hard work was spent on the Maroubra beach master plan and its aim was centered on "recognising existing clusters of shops in a Neighbourhood Centre zone". This is the height limit that should be set by council in its new LEP, between 9.5 -12m. Any increase in heights, as with the master plan, would be judged on the merits of the DA. To allow the possibility for developers to build higher than Coogee, which is zoned a commercial center is ludicrous.

Regards

Resident of Maroubra

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Click [here](#) to report this email as spam.

From: Bang The Table [admin@bangthetable.com]
Sent: Tuesday, 27 March 2012 11:47 AM
To: LEPreview
Subject: An anonymous user completed 'Draft Comprehensive LEP'

An anonymous user just submitted the form 'Draft Comprehensive LEP' with the responses below. A full report of all form submissions is available within the activity report.

Name

Email

Phone

Address

**Type your
Submission**

To the General Manager, " draft Comprehensive LEP" I wish to express my concerns for the 10 metre height increase of buildings at Maroubra Beach at the block bounded by McKeon St, Marine Pde, Mons Ave and Fenton Ave. I strongly oppose any such moves to increase height allowances to the buildings in entire beach area. What we have here, at present is unique. We still have a village atmosphere at a beach front precinct, 15 mins from the CBD of Sydney. I have travelled all over the world, and lived here in Maroubra all my life, what we have is truly unique. Lets keep it that way. The erecting of high rise in Maroubra Junction is ugly enough. Lets not make the same mistake at our beautiful beach. Please say no to height increases. Thank you for your consideration and our chance to speak

**Upload and
attach your
Submission**

Click [here](#) to report this email as spam.

From: Bang The Table [admin@bangthetable.com]
Sent: Tuesday, 27 March 2012 8:47 AM
To: LEPreview
Subject: An anonymous user completed 'Draft Comprehensive LEP'

An anonymous user just submitted the form 'Draft Comprehensive LEP' with the responses below. A full report of all form submissions is available within the activity report.

Name

Email

Phone

Address

**Type your
Submission**

I am totally against the new LEP height increases for building as I think that we have high enough buildings as they are. This is what makes Maroubra so different along its beach front and we need to protect this for the future generations. I vote no to height increases of buildings.

**Upload and
attach your
Submission**

Click [here](#) to report this email as spam.

From: Bang The Table [admin@bangthetable.com]
Sent: Wednesday, 28 March 2012 8:35 PM
To: LEPreview
Subject: An anonymous user completed 'Draft Comprehensive LEP'

An anonymous user just submitted the form 'Draft Comprehensive LEP' with the responses below. A full report of all form submissions is available within the activity report.

Name

Email

Phone

Address

**Type your
Submission**

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
To the General Manager re Draft Comprehensive LEP I am totally against Randwick Council's plan to increase the height of the buildings (by 10 metres) in the beach block bounded by McKeon St, Mons Av, Marine Pde and Fenton Av. I believe you will be changing the character of Maroubra Beach and will ruin it in the same way that Maroubra Junction has been ruined by high rise buildings. Fifteen metres (as already exists [The hotel]) is already too high. This change was hidden in clause 4.3B of the draft plan and as a result many people like myself were unaware; it took a concerned citizen to spread the message and raise awareness. I will be doing my best to encourage others to register their displeasure about this proposed change.

**Upload and
attach your
Submission**

Click [here](#) to report this email as spam.

To the General Manager
Randwick City Council
30 Frances St Randwick
NSW 2031

Randwick City Council

28 MAR 2012

Re: DRAFT COMPREHENSIVE LEP

RECEIVED

Dear Sir/Madam,

I am opposed to the proposal to change the height controls for buildings on the block bounded by McKeon St, Mons Ave and Marine Parade at Maroubra Beach for the following reasons:

1) Buildings at the proposed new height would obstruct views and devalue homes along the hills to the north and west of the beach.

Four of the six apartments in our building at 436 Malabar Rd are examples of homes that will be impacted by the proposed new height controls. We bought our home less than five years ago, and currently enjoy a view over rooftops to the ocean, including surf breaks and Malabar Headland (see attached view from my first floor apartment). I understand that the current controls allow development to approximately five floors, however I contend that this is already excessive considering the natural amphitheater-style geography of Maroubra Bay, which enables many homes to look down upon the vista. Our building was positioned in 1930 to take advantage of the ocean views. Why is it necessary build this view out, and how will my family (and others) be compensated for the devaluation of our property?

2) The proposal to increase height and density at Maroubra Beach is unappealing because it is not consistent with the character and charm of Maroubra beach. Compared to the other city beaches, Maroubra has a unique attractiveness that derives from its openness and natural space. The construction of multistory residential and commercial buildings on the waterfront block would be obtrusive from all directions, and would impinge on much of the current appeal of Maroubra. Increasing residential and commercial density at the beach would also increase traffic congestion, exacerbate parking problems and generally impinge on the relaxed culture of the immediate surrounds of Maroubra Beach.

Thank you for the opportunity to comment on this proposal. I urge you not to allow increased building heights on such a sensitive site. I can be contacted at the above address or k.mackenzie@unsw.edu.au

Yours sincerely,

[Redacted Signature]



201454998

Randwick City Council

28 MAR 2012

Records Received

The General Manager,
Randwick City Council
30 Frances Street, Randwick NSW

Sir,

In reply to your recently delivered "important information" in regards the height controls for buildings on the Maroubra Beach Town Centre, after proper consideration, we decided not to agree with proposed height changes, however we would like to see the said centre being beautified and present a modern seaside town. The present block around the Seals club is totally ugly, is totally inappropriate with the beautiful beach of Maroubra and does not give justice to the surrounding buildings and parks.

As council you have done a fantastic job at La Perouse, therefore there is no reason not to do the same beautification with Maroubra Beach Town Centre.

26 Mar 2012

[REDACTED]

[REDACTED]

From: J & J [jack777@bigpond.net.au]
Sent: Tuesday, 27 March 2012 6:21 PM
To: LEPreview
Subject: Height limit LEP

The General Manager – Randwick Council

I wish to register my strong opposition to the proposed increase in heights of buildings in the LEP. The Seals Club is already too high – other buildings on this site should not be permitted to be any higher than the apartments above the pub on the corner of McKeon Street and Marine Parade.

Yours sincerely



Click [here](#) to report this email as spam.

From: [REDACTED]
Sent: Tuesday, 27 March 2012 9:33 PM
To: LEPreview
Subject: draft Comprehensive LEP

Dear sir/ madam,

concerning the draft Comprehensive LEP and in particular clause 4.3B which proposes a 10 metre increase in building height in the Maroubra Beach Town Centre site, this is not compatible with any aspect of clause 4.3 stating the objectives of general building heights in the area.

Part 4.3(a) states that the objectives are "to ensure that the size and scale of development is compatible with the desired future character of the locality" and it is difficult to believe that a 22 metre beachfront mass development is desirable in this location

Part 4.3(b) states that the objectives are "to ensure that development is compatible with the scale and character of contributory buildings in the conservation area and heritage items" and, once again, the existing scale of beachfront buildings do not support a 22 metre beachfront mass development, particularly when noting the heritage building adjacent to this, the old Maroubra Bay Hotel site and facade, which is less than 15 metres in height

Part 4.3(c) states that the objectives are "to ensure that development does not adversely impact on the amenity of adjoining and neighbouring land in terms of visual bulk, loss of privacy, overshadowing and views" and the concept of increasing the maximum height to 22 metres, or any increase at all above existing buildings, would surely effect all of the above aspects of adjoining land and properties

Aside from not being compatible with current heights of buildings in this area, and not meeting the stated aims of clause 4.3, this scale of development would create difficulties for local residents with:

- significant lack of privacy for existing dwellings
- impingement of views of existing properties
- shadowing
- noise transference
- wind tunnelling
- night-time light pollution
- increased parking difficulties
- access difficulties to existing parking entrances on McKeon St
- garbage disposal
- decreasing resale values for properties suffering from the above infringements on their properties

Clause 4.3B specifically mentioning the Maroubra Beach town centre states that the objective of the designation of the height of buildings on land in Maroubra Beach town centre [4.3B(1)] "is to allow greater building heights to encourage lot consolidation within Area 4 and Area 5 on the Height of Buildings Map for certain land within Maroubra Beach town centre." This is the crux of the proposed height increases, and is essentially allowing prospective developers to dictate their own height restrictions in the area so that this area can be developed as one entity. Whilst this may be appealing to council, it disregards the general principles of height restrictions in other areas as outlined in clause 4.3, and is concerning for residents as it allows for a bulk high rise development directly on the Marine Pde beachfront that will create impediments to views, light, shadowing, privacy, and thus create a visual blockage for the entire Maroubra suburb (due to the "bowl" geography of the suburb).

We would appreciate your review to keep any beachfront building heights at existing standards. We believe that this will best allow local residents to maintain quality of life and do not feel that this height increase will benefit local residents in any way. It appears that this will only benefit developers.

We appreciate your consideration of these comments from concerned local residents



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From: Bang The Table [admin@bangthetable.com]
Sent: Wednesday, 28 March 2012 9:13 AM
To: LEPreview
Subject: An anonymous user completed 'Draft Comprehensive LEP'

An anonymous user just submitted the form 'Draft Comprehensive LEP' with the responses below. A full report of all form submissions is available within the activity report.

Name

Email

Phone

Address

**Type your
Submission**

The changes to the LEP, specifically to the Maroubra Beach Town Centre are disappointing to say the least. The surrounding area at maroubra beach is already densely populated and doesn't need high rise development. While I concede the beach commercial area does need improving, raising the heights of buildings in this block is ridiculous. Maroubra is relatively unspoilt beach (compared to other Sydney beaches) so please keep it this way. I have spoken to dozens of other residents and everyone is opposed to increased height of buildings anywhere near the beach, but especially in such a key central area. I strongly oppose the height changes listed in the LEP.

**Upload and
attach your
Submission**

Click [here](#) to report this email as spam.

001457199

From: [REDACTED]
Sent: Thursday, 29 March 2012 6:58 PM
To: LEPreview
Subject: Maroubra height restrictions

Please do not turn Maroubra beach into surfers paradise....that is what is in store when you start increasing heights by 10 metres.

This is not why we live here and not why we voted you in.

Regards

[REDACTED]

Click [here](#) to report this email as spam.

From: Bang The Table [admin@bangthetable.com]
Sent: Thursday, 29 March 2012 7:27 PM
To: LEPreview
Subject: An anonymous user completed 'Draft Comprehensive LEP '

An anonymous user just submitted the form 'Draft Comprehensive LEP ' with the responses below. A full report of all form submissions is available within the activity report.

Name

Email

Phone

Address

**Type your
Submission**

10 Bona Vista Avenue Maroubra 2035

Hello, I would like to submit my opposition to the draft Comprehensive LEP which proposes to increase the legal height of buildings on the Maroubra Beach Town Centre site. As a local resident, it is important to me that the integrity of the local area is maintained. The proposed increase in legal height will result in incompatible structures being built which will dwarf the existing buildings such as the local pub, apartments and shops along the beach. In addition, it will result in over development of the area which brings with it increased traffic and congestion. The proposed changes would mean that the height of buildings along Marine parade would also cast a bigger shadow over the esplanade and grass area in front of the beach which is currently used for recreational purposes. I ask that you please re-consider this proposal and protect the interests of the local community.

**Upload and
attach your
Submission**

From: Bang The Table [admin@bangthetable.com]
Sent: Wednesday, 28 March 2012 10:17 PM
To: LEPreview
Subject: [REDACTED]

[REDACTED] just submitted the form 'Draft Comprehensive LEP' with the responses below. A full report of all form submissions is available within the activity report.

Name

[REDACTED]

Email

[REDACTED]

Phone

Address

**Type your
Submission**

Hi, I would like to comment on the final proposed height for the Maroubra beach precinct. I believe a 22 metres height development will stand out and will not harmonize with the surrounding 12, 15 metres existing buildings. I believe this is not the outcome we want for a better Maroubra beach. Yours Sincerely [REDACTED]

**Upload and
attach your
Submission**

Click [here](#) to report this email as spam.

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 3 April 2012 9:55 AM
To: LEPreview
Subject: draft Comprehensive LEP

To the General Manager,

I have read the letter regarding the future building proposal for the front of Maroubra Beach. I can not agree and will not agree to the high building proposal in front of our lovely beach and home. I can see that this will cause a lot of traffic and parking problems as Maroubra is not catered for a vast growth and commercial image.

Sincerely,

[REDACTED]

Click [here](#) to report this email as spam.

From: Bang The Table [admin@bangthetable.com]
Sent: Friday, 30 March 2012 1:52 PM
To: LEPreview
Subject: An anonymous user completed 'Draft Comprehensive LEP'

An anonymous user just submitted the form 'Draft Comprehensive LEP' with the responses below. A full report of all form submissions is available within the activity report.

Name

Email

Phone

Address

**Type your
Submission**

Hi, Re. the changes to the current LEP, as a Maroubra Beach resident I totally disagree with the height changes proposed by Randwick City Council. The 10m increase in heights on the beach front is totally unacceptable and in detriment to the beautiful and unpretentious Maroubra's Beach front area. I agree that Mckeon st needs a facelift, but it should not involve in any case an increase in heights. I trust this part of the draft will be reversed as it only benefits greedy developers. Regards [REDACTED]

**Upload and
attach your
Submission**

Click [here](#) to report this email as spam.

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 3 April 2012 8:30 AM
To: LEPreview
Subject: Draft Local Environment Plan

Hello

My Name is [REDACTED] and I lived at [REDACTED]

I wish to voice my objection to the new height increase that council wish to bring in around the Maroubra Beach Town Centre. The restriction should be compatible with the surrounding building e.g. the apartment above the Ocean View Hotel.

You allow the height to be adjusted at Maroubra Junction and now that has a ghetto feel about the place. I no longer catch a bus that goes to that area as I find it quiet intimidating with people drinking in the park land in the middle of Anzac Parade and people requesting money from you while waiting for a bus. I now only catch buses that go through Randwick. It is dirty and the people are now so rude.

Council has allow the construction of units without adequate parking space. If council starts approving buildings with the new height restriction can council guarantee ratepayers and residents that the Transport and Road Infrastructure will improve has The Premier Barry O'Farrell and Transport Minister Gladys Berejiklian given a promise and has set resources aside. I have to say that the transport is not great now.

I have lived at Maroubra Beach for a period of Twenty Years the reason I like living here is that it has a village atmosphere about it. I feel safe walking down the street no matter what the time. Once the buildings restrictions starts to increase will we end up with a coast line like Gold Coast and the trouble. I like the fact we have a lot of open space and parklands which I hope council will never change.

People I know who have come to visit from other areas and including friends from overseas all express how lovely it is at Maroubra Beach. That it is friendly and clean with the buildings not looking too much out of place unlike the areas that their have come from which are overcrowded, dirty and the buildings so high that it made the area look dark and gloomy.

Kind Regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



Before printing, please consider the environment

[REDACTED]

From: Bang The Table [admin@bangthetable.com]
Sent: Friday, 30 March 2012 2:43 PM
To: LEPreview
Subject: An anonymous user completed 'Draft Comprehensive LEP'

An anonymous user just submitted the form 'Draft Comprehensive LEP' with the responses below. A full report of all form submissions is available within the activity report.

Name

Email

Phone

Address

**Type your
Submission**

I am writing opposing any increase in height controls for the Maroubra Beach town centre area (McKeon/Mons/Marine & Fenton). I feel it is not in keeping with the character of this area and think that the area can be modernised/developed, with imagination, within the current height/density restrictions.

**Upload and
attach your
Submission**

Click [here](#) to report this email as spam.

To the General Manager
Randwick City Council
30 FRANCES ST
Randwick NSW 2031

DO1456871

Randwick City Council

30 MAR 2012

Receiving Received
Receiving Received

Dear Mr. Brownlee

Re: DRAFT LEP 2012 - Proposed Maroubra Beach zoning /
BI Neighbourhood Centre

I object to this proposed variation of an additional
10M at top the present 12M max height for Maroubra beach
commercial centre (McKew / McKew Rd) to be the exception:
this extreme will be an affront to the entrance to a beautiful
beach.

Sydney beaches are to be admired for their natural
beauty beside urban built environments. Urban living
vs air recreational space should not at all possible be compromised.

Time has moved slowly in Maroubra I think too
the communities benefit for overdevelopment not to have
taken place. Now in these current sustainable thinking
times a move such as this will have a belated detrimental
effect.

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
27 March 2012

GENERAL MANAGER

Randwick City Council

Randwick City Council
30 Frances St;
RANDWICK NSW 2031

30 MAR 2012

RECEIVED

AND

ALL CURRENT ALDERMEN of Randwick City Council

Dear Sirs

Re New 10 metre Building Height increase as included in clause 4.3B of the draft Local Environment Plan (LEP) in regards to Maroubra Beach Town Centre site, (block bounded by McKeon St, Mons Avenue, Marine Parade and Fenton Avenue)

As a long term resident of Maroubra, I was dismayed to hear of the proposed new 10 metre building height increase in the LEP for Maroubra Beach front and write to you in strong objection for the following 11 reasons.

1. I do not wish the beach front to become an unsightly and disfigured coastal precinct like the Gold Coast or Surfers Paradise.
2. The area is vulnerable to large influxes of troublesome, transient and undesirable people anyway and the population should not be increased as it will attract even more antisocial and unlawful elements, which will strain police resources.
3. Large structures may adversely affect the wind and cast unfavourable shadows in the coastal precinct.
4. The area will lose the village atmosphere for which it is famous worldwide, especially in Hawaii, where Maroubra is held in high esteem by surfers and others as a favourable tourist destination.
5. Large numbers of casual visitors to the area will cause parking and traffic chaos.
6. There will be an increase in crime, drug use and antisocial behaviour due to alcohol consumption, not to mention the noise factors, as experienced in Gold Coast and Surfers Paradise.
7. It will be very dangerous for schoolchildren crossing the roads and for their general safety as there are two local schools in the area.

8. The bulk and scale of the new building heights will be out of character with the majority of current Maroubra buildings.
9. There will be an impact on already badly strained police resources which cannot keep up with demands of crime in the Maroubra anyway.
10. Even more troublesome youths will be attracted to the area.
11. There will be a heavy strain on Surf Life Savers and Police and Rescue helicopters.

12. Ambulance station impact?

Thanking you and

Yours sincerely

[Redacted signature]
[Redacted name]

D01455776

[REDACTED]

Randwick City Council

29 MAR 2012

Records Received
Records Received

26th March, 2012

Dear Sir/Madam,

Draft comprehensive LEP

I am writing to you in relation to the proposal for the increase in height with respect to the block at the Maroubra beach bounded by McKeon St, Mons Ave, Marine Parade and Fenton Ave.

I would like to voice my concerns as your letter clearly states it will be incompatible with surrounding buildings and would thus be an eye sore.

Further-more this would give precedence to new applications and soon the thing that makes the bay attractive would make it just another high-rise suburb.

It also is starting to disrupt the beach views that so many people love and one of the reasons they bought their properties for.

People like the way the landscape currently is, we don't need any more high-rise developments in the area.

Regards,

[REDACTED]

**IMPORTANT INFORMATION FOR RESIDENTS AND PROPERTY OWNERS IN
MAROUBRA**

Randwick council are currently considering increasing the height controls for buildings on the Maroubra Beach Town Centre site (the block at the beach bounded by McKeon St, Mons Avenue, Marine Parade and Fenton Avenue).

The height increase is included in clause 4.3B of the draft local environment plan (LEP). If the council vote in favour of this clause, it will mean a **10 metre increase** in the heights of buildings allowed on this site compared to the previous LEP and will be incompatible with the surrounding buildings (the height of the apartments above the pub on the corner of McKeon St and Marine Parade is 15 metres).

Council is currently seeking feedback on the LEP. If you do not agree with the height changes proposed please let council know. You can do this by writing to the General Manager, Randwick City Council, 30 Frances St, Randwick, NSW 2031 (clearly mark any comments as "draft Comprehensive LEP") or via the council website www.yoursayrandwick.com.au/lep

The opportunity to comment closes on **Monday 2 April 2012**.

From: Bang The Table [admin@bangthetable.com]
Sent: Wednesday, 28 March 2012 3:08 PM
To: LEPreview
Subject: An anonymous user completed 'Draft Comprehensive LEP '

An anonymous user just submitted the form 'Draft Comprehensive LEP ' with the responses below. A full report of all form submissions is available within the activity report.

Name

Email

Phone

Address

**Type your
Submission**

We are strongly opposed to increasing the building height in the Maroubra Beach Town Centre area. We feel that increasing the building height will destroy the character of the area and greatly detract from its charm. We do not want a Surfer's Paradise style development at Maroubra Beach. Please do not allow profits to destroy our local area.

**Upload and
attach your
Submission**

Click [here](#) to report this email as spam.

D 0 1 4 5 6 6 5 1


Randwick City Council

30 MAR 2012

March 28, 2012

Records Received

The General Manager
Randwick City Council
30 Frances Street
Randwick, NSW 2031

Dear Sir

RE - DRAFT COMPREHENSIVE LEP

We could not believe the council is even considering increasing the height of buildings at Maroubra Beach Town Centre.

Why make the area more ugly than it already is.

We often wonder which side Randwick Council is on when considering such a change to the building heights in the area to the detriment of ratepayers.

Another subject we would like to object to is the budget allocation of \$64,000 for a gym on the beach at Maroubra.

What we would like to know was how this suggestion came about? How many ratepayers actually requested this gym?

This allocation of \$64,000 is a waste of money when there are already many gyms in the area which are relatively cheap to use rain, hail or shine.

We do not want you to increase our rates and, if Randwick Council is so awash with funds, in our opinion you are not spending our rates wisely.

Yours faithfully




The General Manager
Randwick City Council
30 Frances Street
Randwick NSW 2031

Re: "draft Comprehensive LEP".

Randwick City Council

28 March 2012

29 MAR 2012

Records Received

Dear Manager,

I have the following comments about the ten metre considered increase in height on the Maroubra Beach Town Centre site.

- * This may or may not cast afternoon shadow onto the beach?
- * The additional accommodation will most assuredly attract the high end market, including wealthy gangsters and maybe the runners of brothels, which gives me concern for the safety of young women at the beach, becoming exposed to crime.
- * The larger population of bathers would increase the workload of beach lifeguards, and the flags are generally fairly close together on most weekends.
- * There remains a tram shed from bygone era. Increasing the population near the beach could warrant the installing of a light rail system, the better to move the crowds.

Of all my above points, attraction of the criminal element is my main concern. We don't want "Kings Cross by the beach".

Yours sincerely

[REDACTED]
[REDACTED]
[REDACTED]

2014 56649

General Manager
Randwick City Council
30 Francis St
Randwick NSW 2031

Randwick City Council

30 MAR 2012

Records Received

Dear Randwick Mayor and Randwick Council

Re: Draft Local Environment Plan: Clause 4.3B - Height of Building on Land in Maroubra Beach Town Centre.

I am strongly opposed to the increase in building height limits from 12m to 22m on the Maroubra Beach Town Centre, the block bordered by Marine Parade, McKeon St, Fenton Ave, Mons Ave. I am aware of the Working Party group that has worked with Council on the proposed Maroubra Beach Commercial Centre, and do not feel represented by the final conclusions of this group. The height restriction for a B1 Neighbourhood Centre is 12m, and is so for good reason. A maximum building height of 22m on Maroubra Beach Town Centre;

1. *is incompatible with the local community's desired future character of the locality, which is overwhelmingly for a low rise, village-feel beach town centre that differs significantly from Coogee and Bondi;*
2. *is incompatible with the scale and character of contributory buildings in the conservation area and heritage items, surrounding shops and flats are low rise, the new pub development is 15 metres and well set back, the Seals Club (at nearly 22m) is well above the current LEP, is widely acknowledged within community to be too high, and is inappropriate to use as a bench mark for future development on the site;*
3. *adversely impacts the amenity of adjoining and neighbouring land in terms of visual bulk, loss of privacy, overshadowing and views, and this is the case even if the proposed Urban Design Report has a 19m wall to edge of Marine Pde with setbacks increasing height on the beach front to 22m.*

Randwick Council website states; 'The LEP is the principal legal document for controlling development and guiding planning decisions made by Council. It determines what can be built, where it can be built and what activities can occur on land'; 'Development Control Plans do not have the same level of statutory weight as an LEP'. Thus it is critical our representatives on our local council get the LEP right.

I note that 35 submissions of objection to the Maroubra Beach Commercial Centre proposal were received by Randwick Council, in contrast to 9 submissions of support. I note that, despite this feedback, councillors unanimously approved the plan and recommended height amendments to the new LEP which would accommodate the Council's plans for Maroubra Beach Town Centre. I keenly await information about community feedback on the draft LEP, and the council's process for incorporating feedback they have requested from the residents they represent.

I know many residents are opposed to development on the beach altogether: I am not, but think 22m is too high. I propose the current 12m limit be maintained with SEPP 1 allowing some development to 15m as absolute maximum height.

Yours sincerely,

[Redacted signature]

[Redacted address]

[REDACTED]

From: [REDACTED]
Sent: Monday, 2 April 2012 3:50 PM
To: General Manager
Subject: Proposed building height increase in Maroubra Beach

Follow Up Flag: Follow up
Flag Status: Flagged

General Manager,

Randwick City Council
30 Frances Street
Randwick NSW 2031

And all current aldermen of Randwick City Council

Dear Sir,

Re: New 10 metre Building Height increase as included in clause 4.3B of the Draft Local Environment Plan (LEP) in regards to Maroubra Beach Town Centre site, (block bounded by McKeon St., Mons Avenue, Marine Parade and Fenton Avenue).

I am forwarding to you an attachment listing my objections to the proposed increase of building height.

[REDACTED]
[REDACTED]

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Do1458879

30 March 2012

General Manager,
Randwick City Council,
30 Frances Street,
Randwick NSW 2031

Randwick City Council

- 3 APR 2012

Handwritten Received

Dear Sir / Madam

Concern over Height of buildings on land in Maroubra Beach town centre

I am writing to express my concern at the proposed changes (specifically 4.3B included below) to the height controls at Maroubra Beach. I do not believe these are necessary and believe any appropriate development in the beach side area could proceed without any increase in the height controls that currently exist.

Like many Maroubra residents, I bought property here on the basis that the area would never be built out and that the existing controls would continue to stay in place. We chose Maroubra as the place to raise our family partly due to the village like atmosphere of the beach area as opposed to the commercialised and over developed beaches at Coogee and Bondi.

In addition, I am particularly concerned about the possible short term and long effects environmental impact on the beach and dune areas that the proposed significant development would have and the significantly increased traffic that would arise.

Maroubra is a unique and beautiful place to live. The proposed height changes will diminish its character and provide benefit only to the developers at a significant expense to the community.

Thank you for your consideration of this submission. I look forward to hearing from you.

[Redacted signature]

Relevant section of Draft LEP

4.3B Height of buildings on land in Maroubra Beach town centre

(1) The objective of this clause is to allow greater building heights to encourage lot consolidation within Area 4 and Area 5 on the Height of Buildings Map for certain land within Maroubra Beach town centre.

(2) Despite subclause 4.3, the maximum height for a building on land within Area 4 and Area 5 on the Height of Buildings Map is 22 metres if the building is on a site with a minimum area of 4,900 square metres in Area 4 and 5,500 square metres in Area 5.

D 0 1 4 5 6 6 4 7

©Cn

29th March 2012

General Manager
Randwick City Council
30 Frances Street
Randwick NSW 2031

[REDACTED]
[REDACTED]
[REDACTED]

Re: Draft Comprehensive LEP

Randwick City Council

30 MAR 2012

RANDWICK CITY COUNCIL

Dear Sir,

I am writing in regard to the Randwick Council proposal to increase height controls for the buildings on Maroubra Beach town centre. (Bounded by McKeon Street, Mons Avenue, Marine Parade and Fenton Avenue).

A ten metre increase is not within keeping of the surrounding area. The over shadowing, incongruent height and the increase in parking and noise levels would adversely affect the area of Maroubra Beach. Already as a resident, parking is becoming increasingly hard to find and this is outside of peak times of summer.

Yes the town centre needs to be refurbished however an increase in height of that area is not the answer.

Yours Sincereley,

[REDACTED]
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Thursday, 29 March 2012 5:48 PM
To: General Manager
Subject: Draft LEP 2012 Proposed Maroubra Beach Zoning B1 Neighbourhood Centre

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr Brownlee,

Residents are becoming depressed with the results of Council's policy of allowing a dreary canyon-like development at major centres throughout Randwick, as evidenced at Kingsford, Maroubra Junction, Little Bay and Matraville. Now it is proposed to allow the same sort of development at Maroubra Beach. For starters, a maximum height of 12 metres must be enforced as applies at other B1 Neighbourhood Centres throughout Randwick City, with a floor space ratio of no more than 1.5:1.

To avoid the canyon-like effect, developers should be encouraged to incorporate a step back style of design, with some open space. Our beaches are an outstanding feature of the urban landscape in Randwick and it would be unforgivable to mar this effect at Maroubra with inappropriate development.

I am informed that Randwick has already achieved well over the degree of urban consolidation required of it so there is no need to give developers the green light to exceed this level of density.

[REDACTED]

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From: Bang The Table [admin@bangthetable.com]
Sent: Sunday, 1 April 2012 7:39 PM
To: LEPreview
Subject: An anonymous user completed 'Draft Comprehensive LEP'

An anonymous user just submitted the form 'Draft Comprehensive LEP' with the responses below. A full report of all form submissions is available within the activity report.

Name

Email

Phone

Address

**Type your
Submission**

Re: Draft Comprehensive Local Environment Plan, Clause 4.3B Building Height Increase on Land in Maroubra Beach Town Centre. I am writing to strongly oppose the Clause 4.3B in the draft Local Environment Plan which proposes an increase in building height limits from 12m to 22m on the Maroubra Beach Town Centre. This block, bound by Marine Parade, McKeon St, Fenton Ave, and Mons Ave, is zoned a B1 Neighbourhood Centre. The height restriction for a B1 Neighbourhood Centre is 12m. Clause 4.3B of the LEP seeks to make an exception in maximum height for the Maroubra Beach Town Centre, so developments can build to 22m. Building heights of 22m are not in keeping with surrounding building height or character, nor do they represent community visions for the future of Maroubra Beach. I am also opposed the Floor Space Ratio (FSR) for Area 4 and 5 in Maroubra Beach Town Centre not being specified in the draft LEP. The FSR is specified for the other B1 Neighbourhood Centres contained in the draft LEP. In the Urban Design Report 2011, which relates to Randwick Council's plans for the Maroubra Beach Town centre pending the approval of the LEP, the FSR is 2.42:1. This represents significantly greater density than other B1 Neighbourhood Centres (1.5:1) and some B2 Neighbourhood Centres. The LEP should make explicit the FSR for the Maroubra Beach Town Centre, and it should be equivalent to other B1 Neighbourhood Centres within the draft LEP. The increased building height and increased density proposed for Maroubra Beach Town Centre is out of keeping with the current character and community visions for the future of our beach front. Maroubra is unique within the eastern suburbs, different in character and tempo from other beach side suburbs in the area. It has recently had National Park status allocated to areas on the southern side and these significant changes to current development proposals are totally at odds with the existing character and the future vision for this area. I look forward to hearing how the Randwick Mayor and elected councillors represent community views on this subject.

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From: Bang The Table [admin@bangthetable.com]
Sent: Monday, 2 April 2012 1:00 PM
To: LEPreview
Subject: An anonymous user completed 'Draft Comprehensive LEP '

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I object to any consideration of increasing the heights of any buildings or any future developments in the Maroubra Bay area for the following reasons. 1.Having lived in Maroubra since 1965 I enjoy its relatively uncrowded nature,compared with a three(3) year period of living at Bondi in th early 1990s. 2.Parking will become nearly impossible. 3.People with any view of the ocean will have it diminished or totally removed with this proposal. 4.The other amenities of the area will suffer with an increase in population density. 5.Maroubra will loose its appeal and may become another overpopulated stressed environ,similar to Bondi/Bronte/Clovelly/Coogee. Please see the logic of these points and not view the area as another place to make some neat profit.

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attach your
Submission**

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27th March 2012

General Manager
Randwick City Council
30 Frances Street
RANDWICK NSW 2031

Dear General Manager,

I am writing in response to the proposal under consideration regarding increasing the height restrictions on buildings in the Maroubra Beach Town Centre site.

I oppose a 10 metre increase to the present height levels on the buildings in this area as it would create a disharmony with the current neighbourhood, both aesthetically and socially.

The demographic of the Maroubra area consists of a high proportion of low socioeconomic people and families. The Maroubra Beach Town Centre is currently a low rise, family friendly area with a strong community atmosphere. The high proportion of young families in this area benefit enormously from the interactions with other young families in this community space. Increasing the height restrictions on buildings in the area, presumably to accommodate the development of multiple high rise, high cost apartments and commercial properties would serve to exacerbate the levels of social isolation that are already quite common in the area, as you will no doubt be aware. It will do this by isolating people to their high-rise homes, and also by amplifying the socio-economic divide between the low and high income earners in the area and thereby threaten the harmony that the community experiences in this area at present.

Furthermore, an increase on building height restrictions in this area will create an eyesore in terms of the gross incongruity with the surrounding low-rise buildings. It will also block the vista of the beach and the headland that the residents all across the Maroubra area currently can enjoy. Increased commercial and high-rise development in this area would also serve to promote increased traffic and noise in this quiet, family orientated and pedestrian-focussed community area.

Instead of increasing height restrictions on the developments in this area, and therefore isolating people upstairs in their apartments, Randwick Council should be promoting green spaces at ground level where communities can mix and converse with one another. What is needed in this area is investment from Council that fosters and promotes positive social interactions and passive use of space, such as that engendered in the McKeon Street neighbourhood presently with its low rise accommodation, cafes and seating areas. This area is demographically fraught, in socioeconomic terms, and Council needs to take careful consideration of the needs of this community to ensure that harmony is maintained, for the benefit of all the residents of Maroubra.

I urge the Council not to approve the 10 metre increase in height restrictions in this area and would ask that the Council considers instead investing in infrastructure in this area that promotes the harmony and community spirit of the area engendered in the current building height levels. As a rate payer and active community member in the Randwick area, I look forward to hearing how you will achieve this.

Yours sincerely,


1701448267

From: Bang The Table [admin@bangthetable.com]
Sent: Thursday, 15 March 2012 9:32 PM
To: LEPreview
Subject: An anonymous user completed 'Draft Comprehensive LEP'

An anonymous user just submitted the form 'Draft Comprehensive LEP' with the responses below. A full report of all form submissions is available within the activity report.

Name

Email

Phone

Address

**Type your
Submission**

Re: Clause 4.3B draft local environment plan Dear Sir/Madam, I am opposed to the proposal to change the height controls for buildings on the block bounded by McKeon St, Mons Ave and Marine Parade at Maroubra Beach, as buildings at the proposed new height would obstruct views and devalue homes along the hills to the north and west of the beach. Judging by the plans and discussion in the Maroubra Beach Urban Design Study, the view analysis did not capture the problem this proposal presents in these areas. Four of the six apartments in our building at [REDACTED] are examples of homes that will be impacted by the proposed new height controls. We currently enjoy a view over rooftops to the ocean, including surf breaks and Malabar Headland (see attached view from my first floor apartment). I understand that the current controls allow development to five floors, however I contend that this is already excessive considering the natural amphitheater-style geography of Maroubra Bay, which enables many homes to look down upon the vista. I also consider the proposal unappealing because it is not consistent with the character and charm of Maroubra beach. Compared to the other city beaches, the value and attractiveness of Maroubra is its openness and natural space. The construction of multistory residential and commercial buildings on the waterfront block would be obtrusive from all directions, and would impinge on much of the current appeal of Maroubra. Increasing residential and commercial density at the beach would also increase traffic congestion, exacerbate parking problems and generally impinge on the relaxed culture of the immediate surrounds of Maroubra Beach. Thank you for the opportunity to comment on this proposal. I can be contacted at the above address or [REDACTED]

**Upload and
attach your
Submission**

[REDACTED] Yours sincerely, [REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: Monday, 2 April 2012 10:41 AM
To: LEPreview
Subject: "draft Comprehensive LEP"

To the General Manager

Re: Building Height Changes Maroubra Beach Town Centre

The proposed changes to the height of buildings in the Maroubra Beach town centre would be incompatible with the surrounding buildings. Additionally by allowing buildings to be 3 stories higher than is currently allowed will cause parking issues. In the last couple of years this has become quite an issue around the beach area given visitors are starting to come in droves during the summer months because there is no meter parking. It is also common knowledge that Parking Rangers do not patrol and as such people outside the area are parking for hours at a time. The general thought by visitors and has been heard "We come to Maroubra beach because it is free to park all day and we have been telling all of our friends". It has been getting to the stage where I have had people park in my car space in my unit complex.

The appeal of the area to residents and to people who have recently moved to the area is that it is not anything like Bondi or Coogee and lets keep it that way.

Regards
[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: Monday, 2 April 2012 10:38 AM
To: LEPreview
Subject: FW: Submission - Maroubra Beach Commercial Centre Urbank Design Study
Attachments: Maroubra Beach Commercial Centre Urban Design Study.pdf; Doc1.docx; [REDACTED]

Importance: High

Thank you for the opportunity to respond to the LEP.

Please see my attached submission made to Council with regard to the Maroubra Beach Commercial Centre, December 2011.

As the attached submission states I object to the height increases and the bulk of the proposed Design Plan for Maroubra Beach, for the the following reasons:

Not in keeping with the village atmosphere;
It is not suitable development across from an iconic beach;
Density and of proposed dwellings;
Loss of views.

I also note that in the Miscellaneous Report (M25/11 Councils papers, 6 December 2011) figure 9 which is labelled view from [REDACTED] is incorrect. This photo was taken from [REDACTED]. The photo has also been taken looking downward, which misrepresents the actual view, it appears much more distant than actually is. Please find attached photo taken from our property, the propose structure will significantly impede our view across to the headland and the six storey height will reduce water views, looking east to Marine Parade.

I note that Coogee is zoned a Village, whereas Maroubra Beach is zoned the lesser B1, Commercial Centre. Why the difference?

I propose a new design is undertaken and the current Urban Design is not ratified by Council or included in the LEP. The community needs a design plan that will keep the village atmosphere and which sits comfortably within its unique environment. I strongly object to the current Urban Design Plan and the increased in height and density. I can just imagine what a developer could do with six storeys and over 200 units. Another Cronulla!!

Yours faithfully
[REDACTED]

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[REDACTED]

14 October 2011

The General Manager
Randwick Council
30 Francis Street
Randwick NSW 2031

Dear Sir/Madam

Maroubra Beach Commercial Centre Urban Design Study

Please find below my comments with regard to recently published Maroubra Beach Urban Design Study.

The stated purpose of the Urban Design Study is to:

1. Create a new retail heart for Maroubra Beach.

Agree that the commercial precinct is in need of renewal and reinvigoration, but I strongly **disagree** that this requires the addition of over 200 apartments across from the beach. This appears to be serving the needs of the developers and other interested parties and has nothing to do with servicing the needs of the community, or indeed visitors to the beach. Scant consideration appears to have been given to the impact of such a huge number of dwellings on traffic flows and infrastructure.

2. A new north facing Public Square fronting Mckean Street and protected from southerly winds.

This will create a public square that is shaded for most of the day and also in the path of the very strong north easterly winds.

3. Building heights and densities to enable a vibrant, economically viable town centre.

The architect of the design plan, AJ& C, stated (at the recent community information session) that the proposed six stories and over 200 apartments, was needed to make the development attractive and viable to a developer. Again this has nothing to do with creating a vibrant community town centre, but of serving the interests of current owners.

The bulk, density of this structure will overwhelm the beach front, and is not in keeping with the environment. We have managed to save the headland for community use, lets also save our beach front from the almighty developer.

I note the recent development of 36 Mckean Street, as an example of a development that has done nothing to contribute to the commercial centre i.e. not one of the four commercial units is tenanted, two and half years after completion.

4. Retain the area's seaside village culture.

How can replacing shops (which although in need of restoration, give a quaint village atmosphere at present) with a monolith of 200 odd (million dollar

apartments) and a shady, wind swept public square, create a village atmosphere? I note with interest (at the recent information session), the representative from AJ&C referred several times to other developments that had been designed by his firm, namely Pacific Square, this is not a shopping centre, in a high density development, it is a beach front!!!

In the last couple of years apartment buildings along Marine Parade have gone through a metamorphosis, not by been demolished and replaced with faceless steel and glass, but by been renovated and restored. This has retained the heritage of the area, the feel and atmosphere. Surely a design can be formulated, which is more in keeping with the current architecture, feel and density of the area.

5. Maximising views for nearby residents

We purchased our unit on Malabar Road (near the corner of Nicol St) two years ago. One of the attractions was the extensive views, down Mckeon Street and over to the headland. The proposed structure will severely impact our current views and thus impact on the value of our property. This proposed structure is just too big!!!

6. Limiting overshadowing.

The argument is that this will create no more overshadowing than occurs at present (due to the Seals Club). Given that the proposed development will occupy the entire frontage of Marine Parade, between Mons Avenue and Mckeon Street, and the majority of the current structures are two stories, I fail to see how this is possible. The proposed structure will be four stories high on Marine Parade.

I note that throughout the Design Report the current structures heights, in particular the Seals Club, are referred to. The Seals Club is, and always has been, a totally inappropriate structure for its position. Let's not repeat the mistakes of the past.

Please take time to consider the future of our beautiful beach area and do not allow a development that is more in keeping with Shopping Mall, than a beach front.

The council has sort public feedback and I sincerely hope that it takes on board the above comments and concerns, regarding the current Urban Design Report, for Maroubra Beach Commercial Centre.

In summary this development is completely inappropriate for Maroubra Beach.

Yours faithfully

A black rectangular redaction box covering the signature of the sender.

With reference to Miscellaneous Report M25/11 – Maroubra Beach Commercial Centre, Urban Design Study it states the following:

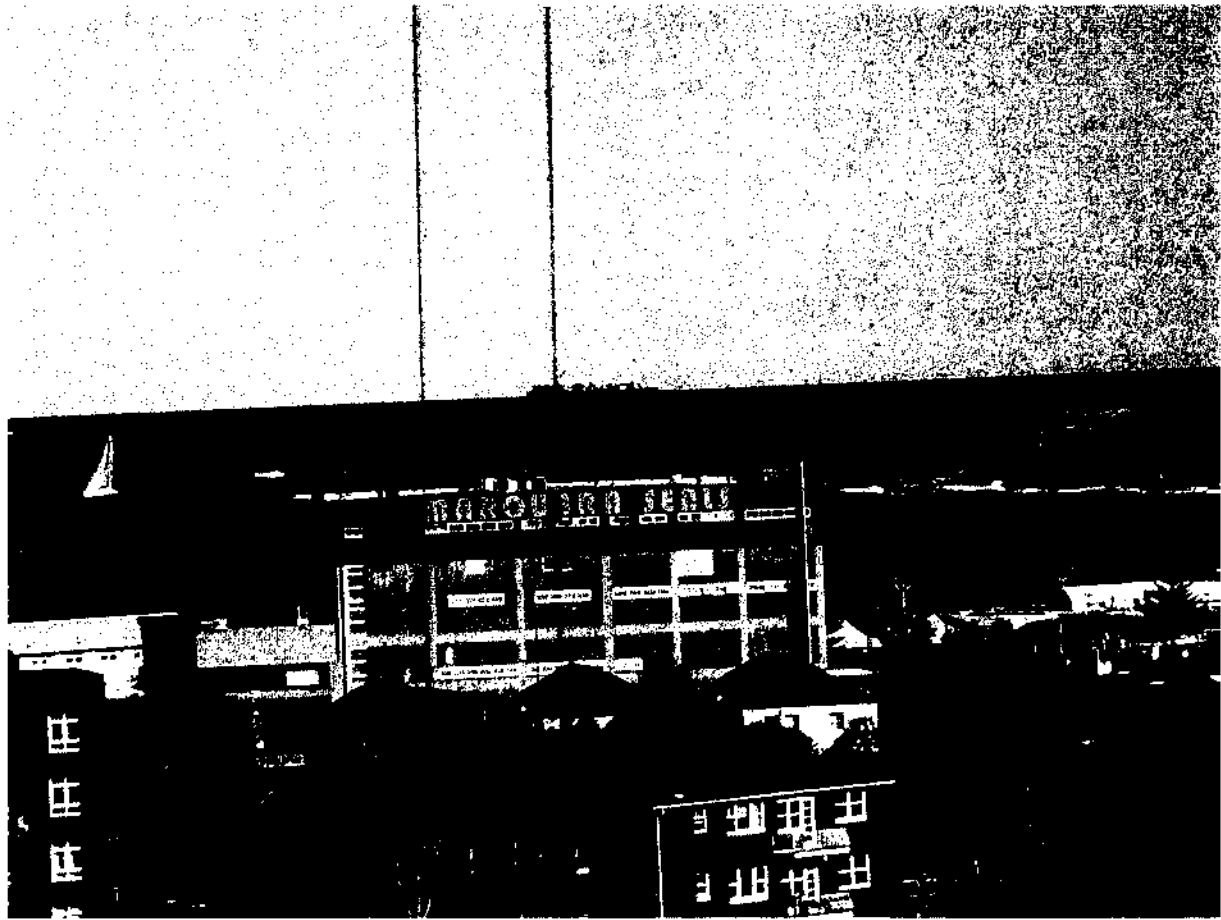
"The master plan has been formulated as a three dimensional envelope which has been determined by urban design requirements to balance both public and private amenity including new public open space, streetscape appearance, solar access, **retention of water views**, flood safety, traffic generation, and economic feasibility. The building heights, which range from two to **six storeys**, consequently vary across the development but generally provide for lower heights (two to four storeys) at the street frontages with the higher elements kept to a minimum and located to the centre of the site where they have less impact."

I object to the building height of up to six storeys as it will significantly impede our present views. I also reject the claim made in the report where it is stated:

The concept of view sharing relies on a reasonable distribution of views throughout a local area and must be balanced against the overall public interest and the collective economic and social benefits that would result from the urban renewal of the Town centre. In the above circumstances **most of the properties will still retain views beyond and to the sides** of the study area. It is also important to note that the preferred maximum height in the master plan is only marginally higher than that allowed under the current controls being a 5 storey form predominantly along Marine Parade, and it is the 5 storey form provided by the existing controls that would remove most of the views over the study area that are currently

available from the above properties.









[REDACTED]

From: [REDACTED]@[REDACTED].com]
Sent: Monday, 2 April 2012 10:12 AM
To: LEPreview
Subject: draft Comprehensive LEP

My comments are as follows,

The development at Maroubra beach should be scaled down . Maroubra beach should be protected from becoming another Coogee or Gold coast,the proposal should return more amenity to the general public and local residents.

Regarding the LEP more power should be given to the council AND local residents to enforce the LEP. At present the developers can object to clauses of the LEP and push forward their overdevelopment. Whilst comments are sought on the LEP the builder can still successfully object to the conditions of the LEP by taking the case to court, which local residents are not as well-prepared as the developers. To be fair to the local residents, if a development is not within the LEP envelope it SHOULD stop there without challenges in the courts by the developers.

Best Regards
[REDACTED]

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From: Bang The Table [admin@bangthetable.com]
Sent: Sunday, 1 April 2012 8:58 PM
To: LEPreview
Subject: An anonymous user completed 'Draft Comprehensive LEP'

An anonymous user just submitted the form 'Draft Comprehensive LEP' with the responses below. A full report of all form submissions is available within the activity report.

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Submission**

I am writing in regard to proposed height increases in Maroubra Beach Town Centre. i believe this area should maintain its curent village atmosphere and look. The addition of higher rise structures will ruin thie character and vista of the area. We don't need afternoon overshadowing of the parkland and beach by high rise buildings. Maroubra Beach is unique among easten suburbs beaches and it would be ashame if this natural beauty became indistinguishable from its neighbour Coogee or Bondi due to overdevelopment or addition of high rise. Keep Maroubra for the locals, keep the village atmosphere and the sense of family. Tourists and outsiders have enough beaches catering to their needs.

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From: Bang The Table [admin@bangthetable.com]
Sent: Monday, 19 March 2012 11:30 PM
To: LEPreview
Subject: [REDACTED]

xilef just submitted the form 'Draft Comprehensive LEP ' with the responses below. A full report of all form submissions is available within the activity report.

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**Type your
Submission**

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
Dear Randwick City Council, thanks for your efforts to allow us to comment on this LEP so easily online. I am concerned about the proposed significant height increase to buildings on land in the Maroubra Beach town centre. Ever since I moved here, Maroubra Beach was different from the other nearby beaches in the eastern suburbs: it's greener with the nearby Malabar headlands and has more of a village like appearance. Allowing significantly higher buildings so close to the beach would turn Maroubra Beach more into a beach like the others, with high apartments blocks instead of the more rural character that it has now. This rural character makes it unique and should be preserved. I kindly ask you to reconsider this change. Kind regards, [REDACTED]

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attach your
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[REDACTED]
Maroubra NSW 2035

To whom it may concern,

Maroubra Beach is a beautiful seaside village serviced by a small collection of shops situated locally, as well as by larger service centres in Matraville and Maroubra Junction. Let me say that I am not opposed to a rejuvenation of the beachfront, but I do oppose the scale of development proposed.

My concerns with Randwick Council draft LEP concerns specifically the anomalous application of B1 zoning affecting Maroubra Beach. Although classified a B1 Neighbourhood Centre, this parcel of land bounded by Mons Ave, Marine Pde, McKeon Sts and Fenton Sts, has building heights not in keeping with regular B1 zoning height regulations. In these zones, building height is regulated to 9 – 12 metres. Yet in the new draft LEP, this area has been targeted for building heights of 22 metres.

It will affect the aesthetics of the beachfront, monopolising it with a façade out of keeping with the scale of other development in the vicinity. No amount of “staggering” will soften the affect of this block. The internal courtyard of public space, hidden with no views to attract customers to sit and relax or have a meal, seems a secondary thought and a poor and useless concession. Businesses that have been at the beach 30 years and more are suddenly not part of the plan, yet there are integral to the community, to the “Neighbourhood Centre”. The density of buildings in this area and corresponding projection of population that will create added pressure to the environment and much greater traffic congestion. This is surely out of keeping any thoughts of sustainability as written in the draft LEP.

Randwick Council has now written sustainability guidelines into the new draft LEP. But what do these really mean? What are the standards Randwick Council is complying with? With increasing areas of the Malabar Headland becoming National Park, eco tourism could certainly play a large part in the development of Maroubra Beach. This is an amazingly rich resource for all sorts of activities involving sea and land. It is historically and naturally significant and could be well marketed on the tourist trail. Imagine a low rise building development with a 5 star eco rating, businesses catering for activities such as bird watching, bushwalking, historic tours, surfing, kite surfing, kite flying, beach fishing, just to name a few.

Randwick Council has met its development targets as set by the state government, so there is no need for such a large development on this site. Instead, the council could consider a different future for Maroubra. A new beachfront development with a public courtyard facing the sea, great cafes, restaurants, a more modest Seals club and retails shops, incorporating a 5 star eco development.

Local pride, local knowledge, enlisting community and going forward in a positive way.

[REDACTED]

From: Bang The Table [admin@bangthetable.com]
Sent: Monday, 19 March 2012 12:17 PM
To: LEPreview
Subject: An anonymous user completed 'Draft Comprehensive LEP'

An anonymous user just submitted the form 'Draft Comprehensive LEP' with the responses below. A full report of all form submissions is available within the activity report.

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Dear Council, I am trying to find the proposal regarding the development on maroubra beach and can't find it on your site. Whilst I am very much in favour of this development, one of my neighbours expressed concern about the increased height of the buildings so I would like more information. I have lived in both Bondi and Coogee before buying my apartment in Maroubra, some of the developments in the previous locations have been great but some for e.g. the CBH have spoilt the areas and I don't want that happening at the beach here! Thanks for your help & all your good work it is appreciated :) Kind Regards

**Upload and
attach your
Submission**

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[REDACTED]
From: [REDACTED]
Sent: Saturday, 17 March 2012 2:31 PM
To: LEPreview
Subject: Traffic Considerations in regard to Local Environmental Plan

To Whom It May Concern,

Thank you for the opportunity to view the Council's local environmental plan, which my wife and I recently did at the Bowen Library.

My interest lies mainly in regard to the Maroubra Beach area.

1. I would like to know if consideration has been given to the increased traffic pressures the plan would create, particularly around McKeon Street. As you will appreciate most home units allow for only one car parking space, whereas these days each occupant is likely to have their own vehicle. This means more people are parking in the surrounding streets. While this may not be so much of a problem in the winter months, the fact that Maroubra has become much more popular during summer as a result of the M5 means that people will resort to illegal parking on nature strips and in the visitor car parking areas of unit blocks where they are not bona fide visitors. This is already occurring to some extent but will undoubtedly increase with less available street parking.

2. When work was done to Marine Parade some years ago (around 2000 I think) installing a median strip, it cut off access to Severn Street for traffic traveling southward, requiring people coming from the north wishing to enter Severn Street to enter Marine Parade via a circuitous route down to Mons Avenue or Fitzgerald Avenue and backtrack. Any increased traffic pressures along Marine Parade due to added occupancy in the area will exacerbate this headache for Severn Street residents and visitors.

I do not believe that parking meters or some ugly parking station is the answer.

I look forward to receiving your reply.

Regards [REDACTED]
[REDACTED]
[REDACTED]
[\[REDACTED\]](#)

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30 March 2012

To Randwick Council,

I am writing a submission regarding the Draft LEP. I am concerned about the increase of building height in the Maroubra Beach town centre to 22m which is approximately 7 storeys high (Clause 4.3B) if the building is on a site with minimum area of 4,900m² and 5,500m² in Areas 4 and 5 respectively. This height far exceeds other eastern beach maximum building heights by 11m (Coogee: 11m), 11m (Clovelly: 11m), 13.5m (Bronte: 8.5m) and 7m (Bondi: 15m). I believe the height of Maroubra Beach town centre zoning should be set at maximum 12m, in line with Sydney's Eastern Beaches and no different to adjacent zoning heights.

There are major concerns regarding a 22m maximum development height with large floor extent. Firstly, the site is located in a flood zone. A tall building with large site area may increase flood risk by taking up space otherwise available for water and constraining the flood corridor. There is a lot of evidence that development within flood corridors should be avoided and not encouraged. Structural measures to mitigate flood risk for the development are likely to exacerbate flooding in adjacent areas.

The site is located in a coastal zone dune system which may be subject to storm surges, beach erosion and rising sea levels in the future. Before developing on in a highly vulnerable area, it is critical consider these threats to coastal regions. Allowing large developments in coastal areas promotes maladaptation to threatening coastal processes and Local Government may have to bear liability for property damage.

A 22m commercial and apartment building in Maroubra Beach town centre would attract many more day and night visitors to the site and traffic is likely to become congested. This is a major inconvenience to residents and also increases risk of pedestrian accidents considering the number of pedestrians throughout the streets behind the beach. Parking is another critical issue as street

parking spaces may be insufficient, resulting in increased parking pressures on surrounding areas.

Underground parking in a flood zone is a severe safety risk.

Maroubra Beach residents pride themselves on a relaxed, low-key beachside lifestyle and I believe that a beachfront development reaching 22m would disrupt the local community character. Serviced apartments would attract premium prices and be unaffordable to many residents, and shops could become impersonal franchises that compete against friendly, long-standing McKeon Street business owners like Mui who is friendly with many of the Maroubra Beach community.

The large development would be an eyesore in a beachfront with relatively low key surrounding developments. It would block beautiful beach views from houses set up on the hills behind Maroubra, a view that I always appreciate along Maroubra Road on my commute to work. In addition, a tall development would cast shade across McKeon Street and Marine Parade and change the character of the streetscape.

It is critical that the LEP shapes a future that Randwick residents are proud of. I would like Randwick Council to revise the 22m height down to 12m for Maroubra Beach town centre and encourage small scale developments, to match neighbouring development and encourage flood-safe, traffic-friendly local and aesthetic coastal development.

Kind regards,

[REDACTED]

[REDACTED]

[REDACTED]

From: Bang The Table [admin@bangthetable.com]
Sent: Friday, 30 March 2012 2:38 PM
To: LEPreview
Subject: An anonymous user completed 'Draft Comprehensive LEP'

An anonymous user just submitted the form 'Draft Comprehensive LEP' with the responses below. A full report of all form submissions is available within the activity report.

Name

Email

Phone

Address

**Type your
Submission**

To whom it may concern, I have been informed that the draft LEP 2012 includes an increase in the height limit for buildings in the Maroubra Beach town centre (Section 4.3B) to 22 metres in height. As a resident of 21 years, I am personally opposed to such an increase. I believe any increase in the scale of buildings would negatively impact the unique village feel of Maroubra Beach. The taller buildings will also cast longer shadows, making the street less enjoyable to be on. Please take my feelings and those of my neighbours into consideration when revising the draft. Best Regards

**Upload and
attach your
Submission**

Click [here](#) to report this email as spam.

From: Bang The Table [admin@bangthetable.com]
Sent: Friday, 30 March 2012 2:45 PM
To: LEPreview
Subject: An anonymous user completed 'Draft Comprehensive LEP'

An anonymous user just submitted the form 'Draft Comprehensive LEP' with the responses below. A full report of all form submissions is available within the activity report.

Name

Email

Phone

Address

**Type your
Submission**

Dear General Manager, Randwick I wish to express that I am not agree with the height chances proposed for the buildings on the Maroubra beach Town Centre site. I am currently live in Maroubra, and I wish to express my dissapointment against this future project that it will affect our neighbourhood and the environment of the families living here for more than 10 years. we are around 15 families in the block where I reside that will be against this project, hope you can appeal to our opinion (as we believe matters) as in different ocassions when we had requested your assiatance. Hoping this coud arise to good terms with all of the parties, Sincerely [REDACTED]

**Upload and
attach your
Submission**

Click [here](#) to report this email as spam.

[REDACTED]

From: [REDACTED]
Sent: Friday, 30 March 2012 5:19 PM
To: LEPreview
Subject: draft Comprehensive LEP

Dear General Manager,

I am writing in relation to the current draft comprehensive LEP and in particular clause 4.3B.

I strongly disagree with this proposition. While I and I am sure many support a refresh of the beachfront, I don't believe that it is necessary to increase the height of buildings beyond their current height.

Maroubra Beach is unique versus other Eastern Suburb beaches due to its local and untouched feel. We do not want Maroubra to become a Bondi/Coogee beach. It is apparent that the current beachfront is extremely dated and run down, hence requires a refresh. By conducting a refresh it will encourage and foster more interest and buzz, which will be well received. This can be achieved without increasing the heights of the current buildings.

I hope that you take this note in line with all others that we want to keep Maroubra a family friendly, local beach, where the "right" type of visitor attends and enjoys. We do not want it to become a Bondi/Coogee where high-rise buildings line the beachfront. It is not necessary.

My parents recently moved to Maroubra following me and enjoy a nice view of the beach. Should you continue with these proposed height adjustments it will impact their view substantially. This is completely unfair and will ruin and impact the value of their new home.

It is important to consider these situations as the locals are what make Maroubra and will continue to support and foster its development.

Yours sincerely,
[REDACTED]

Click [here](#) to report this email as spam.

[REDACTED]

From: [REDACTED].com]
Sent: Friday, 30 March 2012 6:23 PM
To: LEPreview
Subject: draft Comprehensive LEP

Dear General Manager,

I am writing in regard to the draft LEP proposed, referring to clause 4.3B and the height increases proposed.

I do not support these changes at all. They are completely not necessary and will impact our local community.

I recently moved to the area for a sea change. I selected Maroubra as it allowed me to enjoy a "community feel" and was within my price range to afford a home with a sea view.

This proposed development will impact this view and impact the value of my property as I am sure it will to many. This is obviously very upsetting and unsettling to me at a personal level.

From a broader perspective, I do support a refresh, however do not believe that increasing the height of the buildings is a good or necessary solution. Higher buildings than the current height levels that exist today will lead to increased congestion and crime.

Let's keep Maroubra a seaside community, rather than create a beachfront monstrosity.

I believe we can achieve a refreshed and more appealing Maroubra whilst maintaining a community feel. Maroubra has limited tourists, backpackers and more locals and day visitors. This is an important consideration and differentiates Maroubra Beach from the rest.

I completely condone the high-rise development proposed.

Yours truly,

[REDACTED]

Click [here](#) to report this email as spam.

From: Bang The Table [admin@bangthetable.com]
Sent: Friday, 30 March 2012 7:31 PM
To: LEPreview
Subject: An anonymous user completed 'Draft Comprehensive LEP'

An anonymous user just submitted the form 'Draft Comprehensive LEP' with the responses below. A full report of all form submissions is available within the activity report.

Name [REDACTED]
Email [REDACTED]
Phone
Address
Type your Submission Hi I just want to say that i am not in favour of increasing the height at maroubra beach. i think the increase in clause 4.3b should be reduced to maintain the current height restrictions. Regards [REDACTED]
Upload and attach your Submission

Click [here](#) to report this email as spam.

D01458189

To The General Manager,

Randwick City Council

[REDACTED]
[REDACTED]
1 April, 2012
Randwick City Council

- 2 APR 2012

RECEIVED

RE: DRAFT COMPREHENSIVE LEP

As a resident of Maroubra I would like to offer feedback regarding the LEP that proposes an increase of building height along the Maroubra Beachfront. In particular my concern is regarding the height increases that will affect the block at the beach bounded by McKeon St, Mons Avenue, Marine Parade and Fenton Avenue.

I am opposed to any height increases on the existing 12 metre envelope as I believe the existing heights are sufficient.

Maroubra Beach is one of the most beautiful surf beaches in the Eastern Suburbs and has a village feel. Currently the only thing spoiling the beach is the 'Maroubra Seals building' eye sore due to its overbearing height. Keeping this in mind it would be a mistake to repeat this atrocity again on the beachfront if the council vote in favour of the height increases included in clause 4.3B of the LEP.

Additionally I feel that it is important to mention that the floor space ration of 2:1 should be reduced to a maximum of 1.5:1 for the Maroubra Beach Neighbourhood Town Centre to maintain a B1 neighbourhood.

It has been suggested that Maroubra Beach is in need of an upgrade. Whilst I am not opposed to improvements in the area, allowing overdevelopment of the beachfront would be detrimental to this area. If we were to allow property owners to develop sites taller than the Maroubra Seals it would ruin the atmosphere and take away from the 'village feel' that is Maroubra Beach.

Yours Sincerely,

[REDACTED]

From: Bang The Table [admin@bangthetable.com]
Sent: Tuesday, 27 March 2012 8:47 AM
To: LEPreview
Subject: An anonymous user completed 'Draft Comprehensive LEP '

An anonymous user just submitted the form 'Draft Comprehensive LEP ' with the responses below. A full report of all form submissions is available within the activity report.

Name [REDACTED]
Email [REDACTED]
Phone
Address 2/46 Wride Street, Maroubra 2035
Type your Submission Good morning, Regarding clause 4.3B (2) of the Randwick City Council LEP draft document, I have noted that the maximum height for a building on land within Area 4 and Area 5 on the Height of Buildings Map (Maroubra beach town centre) is 22 metres. I've been informed that this will mean a 10 metre increase in the height of buildings allowed in this site compared to the previous LEP. Could you please confirm this for me. If this is correct, I would prefer that the height be restricted to that of the apartments above the pub on the corner of McKeon St and Marine Parade, which aparently is 15 metres. In my opinion, the 15 metre height restriction is more in line with the surrounding buildings.
Kind regards, [REDACTED]
Upload and attach your Submission

Click [here](#) to report this email as spam.

From: Bang The Table [admin@bangthetable.com]
Sent: Tuesday, 27 March 2012 7:03 AM
To: LEPreview
Subject: An anonymous user completed 'Draft Comprehensive LEP'

An anonymous user just submitted the form 'Draft Comprehensive LEP' with the responses below. A full report of all form submissions is available within the activity report.

Name

Email

Phone

Address

**Type your
Submission**

I'm appalled that anyone should want the buildings at Maroubra Beach to be higher. What about parking, and lack of public transport for example? Why destroy the distinctive character of Maroubra Beach and make it like Bondi and Coogee?

**Upload and
attach your
Submission**

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From: Bang The Table [admin@bangthetable.com]
Sent: Monday, 26 March 2012 5:00 PM
To: LEPreview
Subject: An anonymous user completed 'Draft Comprehensive LEP '

An anonymous user just submitted the form 'Draft Comprehensive LEP ' with the responses below. A full report of all form submissions is available within the activity report.

Name

Email

Phone

Address

**Type your
Submission**

I have lived in Maroubra for 50 years and have loved every minute of it .It is as I want it to be .I do not want this to be another Bondi.The Beach has been done up nicely however in relation to height restrictions for the shops at the beach,I am very much apposed to this development

**Upload and
attach your
Submission**

Click [here](#) to report this email as spam.

From: Bang The Table [admin@bangthetable.com]
Sent: Monday, 26 March 2012 4:52 PM
To: LEPreview
Subject: An anonymous user completed 'Draft Comprehensive LEP'

An anonymous user just submitted the form 'Draft Comprehensive LEP' with the responses below. A full report of all form submissions is available within the activity report.

Name

Email

Phone

Address

**Type your
Submission**

I have been a resident of Maroubra for the last 10 years and what attracted me to the area was the local village feel. I am greatly oposed to the increase in the building heights being proposed and would be very much against any large development.

**Upload and
attach your
Submission**

Click [here](#) to report this email as spam.

26 March 2012

General Manager,
Randwick City Council,
30 Frances Street,
Randwick NSW 2031

Dear Sir / Madam

Concern over Height of buildings on land in Maroubra Beach town centre

I am writing to express my concern at the proposed changes (specifically 4.3B included below) to the height controls at Maroubra Beach. I do not believe these are necessary and believe any appropriate development in the beach side area could proceed without any increase in the height controls that currently exist. Like many Maroubra residents, I bought property here on the basis that the area would never be built out and that the existing controls would continue to stay in place. We chose Maroubra as the place to raise our family partly due to the village like atmosphere of the beach area as opposed to the commercialised and over developed beaches at Coogee and Bondi. In addition, I am particularly concerned about the potential environmental impact on the beach and dune areas that the proposed significant development would have and the significantly increased traffic that would arise.

Maroubra is a unique and beautiful place to live. The proposed height changes will diminish its character and provide benefit only to the developers at a significant expense to the community.

Thank you for your consideration of this submission. I look forward to hearing from you.

A large, irregular black redaction mark covering the signature and name of the sender.

Relevant section of Draft LEP

4.3B Height of buildings on land in Maroubra Beach town centre

- (1) The objective of this clause is to allow greater building heights to encourage lot consolidation within Area 4 and Area 5 on the Height of Buildings Map for certain land within Maroubra Beach town centre.
- (2) Despite subclause 4.3, the maximum height for a building on land within Area 4 and Area 5 on the Height of Buildings Map is 22 metres if the building is on a site with a minimum area of 4,900 square metres in Area 4 and 5,500 square metres in Area 5.

From: [REDACTED]
Sent: Tuesday, 27 March 2012 10:23 AM
To: LEPreview
Cc: [REDACTED]
Subject: Draft Comprehensive LEP

This message, together with the

Do 1453700

Landwick City Council

27 MAR 2012

RECORD RECEIVED

2035

26-3-12

'Draft Comprehensive LEP'

We object most strongly to the height
being considered on the block at The Beach
bounded by McKeon St, Mons Ave, Marine Pde
and Tienton Ave

It would destroy the village atmosphere
and be completely out of character
with the Maroubra Beach Area

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: Bang The Table [admin@bangthetable.com]
Sent: Sunday, 1 April 2012 8:47 AM
To: LEPreview
Subject: An anonymous user completed 'Draft Comprehensive LEP '

An anonymous user just submitted the form 'Draft Comprehensive LEP ' with the responses below. A full report of all form submissions is available within the activity report.

Name

Email

Phone

Address

**Type your
Submission**

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
Why is that after each election the council wastes money on reviewing the height restrictions at Maroubra beach this is the 4 the time in the 15 years that the council have reviewed this. As councillors elected by the people of this electorate your responsibility is to the people of this electorate not the developers.

**Upload and
attach your
Submission**

Click [here](#) to report this email as spam.

From: [REDACTED]
Sent: Sunday, 1 April 2012 11:18 AM
To: LEPreview
Subject: Comments for Draft Comprehensive LEP (Maroubra Beach)

Attention: General Manager Randwick Council

We would like to comment on the proposed height changes in the draft local environment plan, specifically how it will impact the Maroubra Beach Town Centre site.

Quite simply, the proposed changes are out of keeping with the buildings in the immediate area and will detract from the aesthetic and architectural character of the area. That is not to say that the site is not in need of a significant upgrade. We understand that any upgrade must be financially viable for a prospective developer, however, it would seem that the proposed height change would lead to the kind of excessive development that has occurred in Maroubra Junction. These are structures built to a price and not to a standard, with little thought for the surrounding area and built to make as much money as possible, at the expense of taste, cultural significance and amenity. We note that Council has little authority to guarantee the quality of the structures. Duffy's Corner is a good example of how a poor quality development can detract from the aesthetic and history of any area.

An increase in height and therefore overall size will lead to more residents, tenants and visitors. This wouldn't be such a bad thing if Council didn't already appear to be challenged by the amount of people that currently attend the area. In particular, we note that parking restrictions are never enforced in this area and it is often unclean. As local residents we believe size increases, and therefore higher density, will contribute to significant amenity and access issues to this area.

The beach is there for all to share and as constituents we don't want to look at buildings that are out of keeping with the surrounds, nor be subject to the significant shadows they cast. As much as the Seals Club serves the community, in our opinion it also serves as an example of poor planning and architecture. The increase of height restrictions next to this monolith will not serve to lessen it's impact, it will just make for a more imposing, unattractive and shadow casting 'block'.

One of Maroubra Beach's most appealing qualities is that it is not over developed. The buildings have a sense of history and community that is retained in part through the height of the buildings. Council will go a long way to maintaining the architectural integrity, aesthetic, cultural/historical significance, amenity and overall appeal of this site if they maintain the current height limit.

Thank you for considering our thoughts on this proposal.

Yours sincerely,
[REDACTED]

Click [here](#) to report this email as spam.

Mr Ray Brownlee,
General Manager
Randwick City Council
30 Frances Street
Randwick NSW 2031

1 April 2012

Dear Mr Brownlee,

I would like to express my objection to the proposed height changes as set out in clause 4.3B of the draft local environment plan.

As a resident of Randwick City Council and Maroubra, this proposal concerns me as is incompatible with surrounding buildings.

I hope you will amend the LEP and I look forward to your reply.

Yours sincerely,

2035

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[REDACTED]

From: [REDACTED]
Sent: Monday, 2 April 2012 8:39 AM
To: LEPreview
Subject: HEIGHT CONTROL FOR MAROUBRA BEACH TOWN CENTRE

TO WHOM IT MAY CONCERN

FIRSTLY I OBJECT TO THE POOR EFFORT OF INFORMING THE OWNERS OF PROPERTY'S IN THE VICINITY OF THE PROPOSED PLAN . I HAVE A PROPERTY IN [REDACTED] AND THIS PLAN WILL EFFECT MY VIEW AND ALSO MY BROTHER HAS A PROPERTY IN [REDACTED] HE WILL ALSO BE EFFECTED. NEITHER OF US HAVE BEEN INFORMED BY YOUR LETTER BOX DROP ,WHICH WAS A POOR EFFORT OF 250 LETTERS. I DONT LIVE IN THE AREA NOW BUT HAVE BEEN A RATE PAYER ALL MY LIFE. MY CONCERN IS THAT PERHAPS YOU HAVE NOT CONSIDERED HOW UGLY THIS DEVELOPMENT WILL BE FROM THE BEACH LOOKING BACK TO MARINE PARADE. PEOPLE EFFECTED HERE ARE NOT ONLY RATE PAYERS BUT BEACH USERS. SHURLY COOGEE AND BONDI ARE EXAMPLES OF HOW TO RUIN THE BEACHES SURROUNDING. MANY PEOPLE IN MAROUBRA ENJOY THE FACT THAT WE ARE A SMALL VILLAGE .WHILST I AM AWARE OF THE PRESENT HEIGHT RESTRICTIONS , I FEEL ANY HIGHER IS ONLY BEING ADJUSTED FOR THE PURPOSE OF A CONSORTIUM TO PURCHASE THE BLOCK. I AM ALSO AWARE THE SHOP AREA NEEDS AN UPGRADE BUT WE DONT NEED TO MAKE IT BIG AND UGLY. WHAT IS IMPORTANT HERE IS HOW THE PEOPLE FEEL PARTICULARLY THE LONG TIME RESIDENTS MY FAMILY HAVE LIVED IN MAROUBRA SINCE 1930. FOR SUCH AN IMPORTANT DECISION THAT EFFECTS SO MANY PEOPLE IN MANY WAYS THE EFFORT MADE IS VERY POOR BY THE COUNCIL TO INFORM THE RESIDENT AND RATE PAYERS OF MAROUBRA AND WITH A VERY SHORT REPLY TIME

[REDACTED]

29th March 2012

The General Manager
Randwick City Council
30 Frances Street
Randwick NSW 2031

Randwick City Council

02 APR 2012

Records Received

Draft Comprehensive LEP

Dear Sir,

Maroubra does not need any more
congestion, crowding & noise

There is no need to bring the frenetic
buzz of Sydney City to the suburbs.

Take the 10 metre increase off your plans.

Things are noisy and congested enough
as it is. Many vehicle drivers are
becoming aggressive

A trip to the seaside should be an
enjoyment for locals & visitors alike.
Any increase in the height will only take
away what Maroubra is all about

This should not happen. See to it
that it does not happen.

From a very concerned resident currently
living in Maroubra, and wondering if I
should leave, and buy elsewhere.

28 March 2012

The General Manager
The Mayor
The Councillors

Randwick City Council
30 Frances Street
RANDWICK 2031

Dear Sir/Madam,

RE: Draft comprehensive LEP for Randwick City Council

I have studied the proposed comprehensive LEP for Randwick and would like to submit my comments on the draft, particular in relation to the proposed changes in the Maroubra Beach area.

I am aware of the extensive community consultation in regard to a possible re-development of the area around the Maroubra Seals Club, and that the Maroubra Beach town centre site has been the subject of an Urban Design Report 2011. I am also aware that some height exceptions were proposed in the plan that was submitted to Council as a result of the consultation. However, it was the general understanding during community presentations of this re-development proposal that the increased heights would constitute an extraordinary exemption, which, moreover, would be compensated for by a significant lowering of height at the McKeon Street frontage.

It should be noted that Council received 9 submissions in favour of the associated Urban Design Report 2011; while 35 objections were raised by the community. These 35 objections largely addressed concerns about the height of the buildings proposed or the density of the proposed development – i.e. a clear message from the local community.

Now, in the draft comprehensive LEP, I find that a maximum building height of 22metres is planned for the entire Maroubra Beach town centre (Clause 4.3B refers, maximum height of buildings within Area 4 and Area 5 on the Height of Buildings Map for land within the Maroubra Beach town centre).

I object to a maximum building height of 22metres proposed for Maroubra Beach in the strongest possible terms, or should I rather say I 'bang the table' most vigorously....to stay with the new Randwick Council community consultation lingo?

The proposed zoning for the Maroubra Beach town centre site represents a 10 metre increase in maximum building height compared to the RLEP and is 10 metres above the controls for maximum height of buildings in any comparable urban area zoned **B1 neighbourhood centre**. A 22metre maximum building height is vastly out of keeping with the buildings in the surrounding area and is incompatible with the local community's desire for the future character of their locality.

In addition, I object to the omission of clear specification in the draft LEP of permissible floor space ratio (FSR) proposed for Area 4 and Area 5 within the Maroubra Beach town centre. In contrast, FSR for all other B1 neighbourhood centres has been specified, what does this mean?

The Urban Design Report 2011 prepared in relation to the site suggested a FSR is 2.42:1. This is significantly greater than the FSR specified for B1 neighbourhood centres (1.5:1) and even greater than the FSR for some B2 centres (e.g. Coogee, 1.5:1).

In summary:

I object to any zoning of the Maroubra Beach area outside that specified for B1 neighbourhood centre, which is the most appropriate for this locality. This is also clearly in keeping with the wishes of the local community.

1. I strongly appeal to Council to ensure that the Maroubra Beach area is subject to the **same height controls as other comparable areas (e.g. Coogee Beach), a B1 neighbourhood centre (i.e. maximum building height of 12m).**

Any exceptional building heights that may be negotiated for the re-development of the block surrounding the Maroubra Seals Club is to be dealt with under an exemption

2. I strongly appeal to Council request that the **FSR** for the Maroubra Beach town centre be included in the LEP and for it to be **consistent with other areas zoned B1 neighbourhood centre (i.e. 1.5:1).**

I thank you for your careful consideration of these important issues; and trust that you will keep the expressed wishes of the Maroubra Beach community close to heart in your decision making.

With my best wishes,

[REDACTED]

[REDACTED]

Maroubra, 2035

D01457577

[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@carbon-bridge.com]
Sent: Friday, 30 March 2012 2:08 PM
To: LEPreview
Subject: Comment on draft Comprehensive LEP

Dear Sir/Madame,

I am grateful for the opportunity to comment on the draft Comprehensive LEP. We do not agree with clause 4.3B of the draft LEP as we do not believe such heights are appropriate for a beachside community.

We trust you take into account the views of ratepayers as much as commercial developers.

[REDACTED]

Click [here](#) to report this email as spam.

D01458980

same author as D01458846

As a resident of Maroubra for over 30 years I object to the proposed development for the following reasons:

- a. Construction of 'ghetto' like buildings
- b. Creation of the for more parking facilities
- c. More police to control undesirables coming to the area
- d. A strain on ambulance and fire services
- e. More public transport
- f. Need for more street cleaning
- g. Adverse effect on present views of the landscape from the existing developments also those enjoyed at present when looking inland from the beach.

Perhaps Council may benefit from this development financially with rates and parkinmeters which Council will want to install.

Do we really need to create more problems by Council approving this high density development , to please one two or three individuals who perhaps never contributed to the development of this 'neighborhood'?

We do not need another 'surfers paradise'.

Ultimately, who is going to pay the cost to the community which this proposed development will create?

Yours sincerely,



From: Bang The Table [admin@bangthetable.com]
Sent: Monday, 2 April 2012 10:35 PM
To: LEPreview
Subject: An anonymous user completed 'Draft Comprehensive LEP'

An anonymous user just submitted the form 'Draft Comprehensive LEP' with the responses below. A full report of all form submissions is available within the activity report.

Name

Email

Phone

Address

**Type your
Submission**

Hello, I am strongly opposed to the height increase that is being considered by the council. I am a recent resident of Maroubra. My apartment settled on the 1st March this year. I was only introduced to the suburb of Maroubra this year through a TV show called Location Location Location and fell in love immediately with the area. What I love about the area amongst other things is that there is a mixture of apartments and houses and thus a blend of pensioners, families and young people. Because the buildings are only restricted to a certain height (the ones around my area are only three levels), this means that, a lot more people have water views or water glimpses. Instead of the views just enjoyed by an elite few who can afford to live on Marine Parade or adjoining streets, it means that everyone from pensioners to early twenty somethings renting a property can share in the view. Maroubra is of course known as a local's beach. And even though I've just recently moved to the area, I'd like to keep it that way. I'm afraid by allowing the height increase, this will become a present for other developers. I don't want Maroubra to be spoilt and commercialised like other beaches in the Eastern Suburbs particularly Coogee Beach and Bondi Beach. Incidentally, I don't think the submission process was long enough. I received my letter less than a week before the deadline for submissions. Warm regards,

**Upload and
attach your
Submission**

Click [here](#) to report this email as spam.

[REDACTED]
28th March, 2012

Mr Ray Brownlee
The General Manager
Randwick City Council
30 Frances Street
RANDWICK NSW 2031

Randwick City Council

03 APR 2012

RECEIVED

Dear Sir,

Re: Draft Comprehensive LEP - Maroubra Beach

I wish to object to any height changes for the Maroubra Beach Town Centre site bordered by McKeon St, Mons Ave, Marine Parade and Fenton Ave.

My parents moved to Maroubra when I was 3 years of age, and I have been fortunate to have lived in the area most of my life. It has always been a special place, with the natural southern headland and truly beautiful bay.

I would hope that the special character of Maroubra is retained and considered in any future development at the beachfront.

I would also hope that Council does not succumb to pressure from developers whose only concern is a large profit on their investment.

Thank you for taking the time to note my concerns.

Yours sincerely,

[REDACTED]
[REDACTED]
cc: Mr. Michael Daley, MP
Member of Maroubra

28 March 2012

The General Manager
Randwick City Council
30 Frances Street
RANDWICK 2031

Randwick City Council

Dear Sir/Madam,

30 MAR 2012

~~RECEIVED RANDWICK~~

RE: Draft Comprehensive LEP

I am writing to give my feedback on the draft comprehensive LEP, in particular the following:

1. Clause 4.3B which refers to the maximum height of buildings within Area 4 and Area 5 on the Height of Buildings Map for certain land within the Maroubra Beach town centre. I strongly object to the maximum building height of 22metres proposed in this clause. This is a 10 metre increase in maximum building height compared to the RLEP and is 10 metres over the controls for maximum height of buildings in any other area zoned B1 neighbourhood centre -- the proposed zoning for the Maroubra Beach town centre site. A 22metre maximum building height is vastly out of keeping with the buildings in the surrounding area and is incompatible with the local community's desired future character of the locality. The Maroubra Beach site should be subject to the same height controls as a B1 neighbourhood centre (i.e. maximum building height of 12m).
2. I strongly object to the FSR for Area 4 and Area 5 within the Maroubra Beach Town centre not being specified in the draft LEP. The FSR for all other B1 neighbourhood centres has been specified. I am aware that the FSR is noted in the Urban Design Report 2011 that was prepared in relation to this site. In this document the FSR is 2.42:1, significantly greater than the FSR specified for B1 neighbourhood centres (1.5:1) and greater than the FSR for some B2 centres (e.g. Coogee, 1.5:1). The FSR for the Maroubra Beach town centre site should be included in the LEP and it should be consistent with other areas zoned B1 neighbourhood centre (i.e. 1.5:1).

I am aware that the Maroubra Beach town centre site has been the subject of an Urban Design Report 2011 and that changes in the built form controls have been proposed as part of that report. However, I am also aware that there were 35 objections to the master plan contained in this report, compared to 9 submissions in favour of it (see Miscellaneous Report No. M25/11). Of those 35 objections, most raised concerns

about the height of the buildings proposed or the density of the proposed development. Miscellaneous Report No. M25/11 refers to the Seals club building that is located on the Maroubra Beach town centre site as "intrusive and overbearing" and yet the maximum building height allowed in the draft LEP is consistent with the height of this "intrusive and overbearing" building rather than the usual height controls for a B1 neighbourhood centre.

I regret that despite community concerns, the council chose to proceed with incorporating the changes from the Urban Design Report 2011 into the draft LEP. My concerns in relation to the draft LEP are consistent with those already expressed by the community – that increased maximum building height and increased density are inappropriate and out of keeping with the community vision for the area.

Yours sincerely,

A large black rectangular redaction box covering the signature and name of the sender.