

Aldis & Cox

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03rd April 2012

The General Manager
Randwick City Council
Administrative Centre
RANDWICK NSW 2031

Dear Sir

**RE: STRATA PLAN 2004
58 CARR STREET COOGEE
ZONING AND PLANNING SUBMISSIONS
LEP REVIEW**

We are the Managing Agents for the above strata scheme and wish to advise that it has come to the attention of the Owners Corporation that submissions/petitions submitted in relation to the above by the 'Beach Precinct Committee' (BPC) could be flawed. The signatures for these submissions/petitions are collected in what the Owners Corporation believes is an illegal manner – signatures are touted from tables set up (without Council authority) by BPC members on the beach front at Coogee and at The Spot to name two locations.

The Owners Corporation is concerned that their position regarding the re-zoning/LEP review issues is being unfairly undermined as the Owners Corporation has not indulged in the type of activity as the BPC described above.

The Owners Corporation would be grateful if, during the LEP review, this aspect could be taken into account in relation to 58 Carr Street – thank you.

Yours faithfully
**ALLDIS & COX (COOGEE) PTY LTD
AS MANAGING AGENTS FOR SP 2004**


**BRIAN HEATRICK
STRATA MANAGER**



The common seal of the Owners – SP 2004
was affixed on 10.03.2011 in the presence of –

Signature 
Name B. HEATRICK

being the person(s) authorized by Section 238 of
the Strata Schemes Management Act 1996 to attest
the affixing of that seal.



7 March 2012

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

Dear Sir/ Madam

**Draft Randwick LEP 2012
58 – 60 Carr Street, Coogee**

Willana Associates Pty Ltd has been engaged by the Body Corporate of SP 2004, 58-60 Carr Street Coogee, to review the Draft Randwick LEP 2012 (Draft RLEP 2012) in relation to 58-60 Carr Street, Coogee (the Site). Our clients are supportive of the proposed Zone B2 Local Centre for the Site as per the Draft RLEP 2012 and are seeking our assistance documenting the physical and social benefits that will result from the change.

Our submission to Council in response to Council's Business Centre Discussion Papers (dated 14 October 2011) was the first step in reviewing possible planning options for the site. As mentioned in that submission, the creation of a commercial zoning of the Site (and the adjoining sites to the east on Carr Street) will permit the creation of a "frontage" to Carr Street, which is a sensible and practical planning outcome for the Coogee Precinct.

The zoning of the land, to be consistent with the surrounding commercial zoning, will allow for a "built edge" to the Site with an active frontage that takes full advantage of the outlook and high levels of amenity afforded to 58 – 60 Carr Street. This will assist to activate the public domain, provide surveillance of the foreshore park and utilise a site with high levels of amenity.

The Coogee Precinct is one of high amenity that attracts a large visitor group to this seaside location. The provision of additional services helps further activate the area and provides a sound economic base for local business. The flow on effect is that the provision of additional services provides a higher level of amenity to local residents as well.

Despite these benefits, there has been some community concern regarding the proposed B2 Local Centre zoning for the Site. Concerns raised include that the zoning permits uses, such as backpacker accommodation, which may result in the existing residential flat building (RFB) at the Site might be converted to a backpacker's or similar use.

The existing eight (8) storey residential tower at the Site is a strata titled RFB. As a result, there are a multitude of owners associated with the strata plan. The high number of owners and the value of each unit are such that the use of the premises as backpackers is cost prohibitive. Notwithstanding, the premises are occupied by a number of long standing locals that have little or no intention of moving from this prime beach side location.

The proposed zoning and associated controls for the B2 zone will potentially facilitate the modest development of the ground floor frontage of the Site to Carr Street for business/ commercial uses, which will in turn facilitate much needed upgrading of the existing building. This includes resolving long term structural issues and rejuvenation of the fabric of the building.

In broader terms, the proposed Zoning B2 Local Centres for the Site and adjoining sites is a positive step for the modest growth and development of the Coogee Precinct. Commercial districts, like many businesses, go through periods of either decline or growth. A back zoning of the local businesses and corresponding reduction in development potential, will ultimately lead to an economic decline and a reduction in the provision of services for Coogee.

The development potential in the current planning controls, which will be reflected in the new LEP, has not led to significant redevelopment of Coogee. The more recent proposals of significant size have sort approval outside the local planning regime. On that basis, there is no need to reduce the development potential in the centre and the proposed B2 zone is appropriate.

As stated in our letter of 14 October 2011, the extension of the Zone - B2 Local Centre is fitting given the context of the Site. The zoning will encourage the provision of an active street frontage around Coogee Bay adding to the vibrancy of Coogee village precinct. The Body Corporate of SP 2004 seeks Council support for the proposed rezoning of the land as per the Draft Randwick LEP 2012.

If Council requires any further information or has any queries regarding the above, please do not hesitate to contact us.

Yours sincerely
Willana Associates Pty Ltd

Stuart Harding

Stuart Harding
Director

[REDACTED]

Dear J [REDACTED]

I am the owner of [REDACTED]

My consultant made a planning submission on my behalf in October 2011. This asked Council to consider changing the original proposed draft zoning from **R3 to B2 Local Centre**. A number of reasonable town planning arguments were submitted as to why this should occur. I appreciate there has been some local opposition to any change, but genuinely feel that a B2 Local centre zoning is the logical town planning outcome for my property. In reviewing the latest plan I am therefore pleased that Council have given favourable consideration to this request and appreciate the professional way in which this has been considered.

I strongly support this new exhibited zoning and trust that council will decide to adopt the revised *draft* Randwick Comprehensive LEP, as currently exhibited, in relation to my property.

Regards,

[REDACTED]
[REDACTED]

++ Please acknowledge receipt of this E-mail

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



From: Bang The Table [admin@bangthetable.com]
Sent: Sunday, 1 April 2012 9:56 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 note the recommendation on p346-350 of the draft LEP to rezone the entire block on Carr St east of Arden St (58-60, 62 and 64 Carr St) to B2 Local Centre. I support this recommendation and feel it will add to the amenity of the south end of the beach.

**Upload and
attach your
Submission**

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

[REDACTED]

From: [REDACTED]
Sent: Friday, 30 March 2012 9:01 AM
To: General Manager
Subject: Proposed rezoning of 58-60, 62, 64 Carr Street

Dear Sir / Madam,

I reside [REDACTED] Coogee. I wish to inform you that I fully support rezoning these sites as proposed in the Draft LEP.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

FORM LETTER

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D01449347

[REDACTED]
[REDACTED]
16th March 2012

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

Randwick City Council

20 MAR 2012

Records Received

Dear Sir/Madam,

Re : 58 Carr Street, Coogee 2034

As a long-time resident of the district, I am writing to offer my strong support for both the draft LEP and proposed re-zoning of 58 Carr Street Coogee. They represent positive, practical and progressive developments which should be welcomed by the community.

I am available for further comment if required.

Yours faithfully,

FORM LETTER

[REDACTED]
[REDACTED]

D01449302

[REDACTED]
[REDACTED]
16th March 2012

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

Randwick City Council

20 MAR 2012

Records Received

Dear Sir/Madam,

Re : 58 Carr Street, Coogee 2034

I am writing to offer my strong support for both the draft LEP and proposed re-zoning of 58 Carr Street Coogee. They represent positive, practical and progressive developments which should be welcomed by the community.

I am available for further comment if required.

FORM LETTER

Yours faithfully,

[REDACTED]

[REDACTED]

1201450751

12 March 2012

Randwick Council
Francis Street
RANDWICK NSW 2031

Randwick Council
12 March 2012
1201450751

Dear Sir

RE; REZONING

I [REDACTED] live in the vicinity of 58 Carr Street, Coogee. I have viewed the Draft Lep and the proposed rezoning of this site and I strongly support this Draft Lep and the proposed rezoning.

Kind regards

[REDACTED]
[REDACTED]
[REDACTED]

FORM LETTER

[REDACTED]

From: [REDACTED]
Sent: Monday, 2 April 2012 2:14 PM
To: LEPreview
Subject: : Draft comprehensive LEP: OBJECTION to commercial zoning of Carr Street

Dear Sir,

I am a Coogee resident and write to submit an OBJECTION to the proposal before Council to rezone the properties located at the eastern end of Carr St , Coogee, particularly numbers 58-60, 62 and 64, from 2C residential to B2 business zoning, as part of the review process for the Draft Comprehensive LEP.

I support the reasons canvassed in the submission by [REDACTED] attached for your reference.

Thank you.

Yours sincerely

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Monday, 2 April 2012 4:42 PM
To: LEPreview
Subject: Fwd: Draft LEP - objection to rezoning of the southern end of the Coogee foreshore from residential to commercial.

amended subject line in message.

Begin forwarded message:

From: [REDACTED]
Date: 2 April 2012 4:39:14 PM
To: LEPreview@randwick.nsw.gov.au
Subject: objection to proposed rezoning at the beach end of Carr St

As a resident of [REDACTED] I object to this proposed rezoning for the following reasons:

- --it is a completely unnecessary extension of the existing commercial centre in what is currently a buffer zone and will lead to an intensification of commercial activity and all the obvious flow-on effects of noise, traffic and numbers of people at all hours, for residents;
- --more licensed venues are the likely result of a rezoning decision and the evidence is pretty clear that this will inevitably lead to anti-social behaviour extending its influence. Coogee is already regrettably infamous for the antisocial behaviour historically associated with the nearby Coogee Bay Hotel. Why add to it and in nearby geographic proximity?
- -there is already huge pressure on parking in Beach Street and for residents of the older buildings with no off-street parking this proposal will add even more pressure for street parking ... residents' permits will be of limited use. Once a resident's car is used and moved it will be impossible to find another parking space.

It is quite alarming that there is no impact study provided for this major change, nor is there any traffic or parking study. Such a major change to an area already under pressure requires these. Precedent shows that once an area is zoned commercial then developers seek to change the height and bulk controls. And this is such a desirable location for developers.

Precedent, unfortunately also shows that once an area is zoned commercial there is little control over what is approved over time. Incremental capitulation creeps through.

This part of Carr Street is currently a valuable buffer between the commercial areas of Coogee and the residential areas to the South and should stay that way.

There is no strong argument in favour of the disruption to residents' current enjoyment of residential amenity.

Yours sincerely

[REDACTED]

[REDACTED]

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New draft LEP - Objection to inclusion of proposal to rezone 58 - 64 Carr Street commercial

I object to this proposal. I live in [REDACTED]

My objections are as follows:

1. The area is zoned residential. In the Report presented to Council on 6 December 2012 it is noted that the sites in question reverted to residential zoning in 1990 on the basis that "commercial development....was inconsistent with existing residential development in the area". That has not changed.
2. Any additional commercial activity will result in more traffic in the immediate area. Kurrawa Avenue is a small cul-de-sac that cannot handle any more traffic. Commercial activities would mean more delivery vehicle, more garbage removals and more customers.
3. There is very limited on site parking for residents in Kurrawa Avenue. Residents rely on Kurrawa Avenue for parking. The Council report dismisses such concerns and says such issues will be dealt with at the DA assessment phase. That doesn't make sense, there is no more room.
4. My wife and I are professional people who work shifts. We regularly get up for work at 4am. Noise in Carr Street or the adjoining reserve is amplified at night. We have installed sound proofing solutions to our home but the noise still affects us. Any additional restaurant, café or bar would add to this noise.
5. The proposal for 58-60 Carr Street refers to a bar or restaurant. This would represent a significant increase in intensification of use in this block. The Barzura café could expand utilizing the second floor. The Grand Pacific could become yet another bar or restaurant
6. There is no valid argument put forward in the Council report for expanding the commercial area of Coogee into the residential area. It said that this rezoning was worth doing as the commercial element at the ground floor of 58-60 Carr Street would fund the redevelopment and rejuvenation of that building. This is not a valid planning reason. Windsor Towers already makes significant income from its mobile phone transmitter installation on their roof. Thirty eight objections to the recent DA were dismissed in a few sentences. What is going on here? A renovation would bring benefits to the owners without the need for commercial zoning. Supporting this rezoning, which would have significant adverse impacts on the area and residents, just to benefit the owners of a few buildings is not right.

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: Wednesday, 21 March 2012 2:14 PM
To: LEPreview
Cc: savecoogeebeach@gmail.com
Subject: draft LEP [Local Environment Plan] - objection

This to advise that we object to the proposal to rezone the last part of the bay from residential - to commercial (Commercial B2) in the draft LEP due to the following

- building height limits will be under constant threat from development.
- More licensed venues are likely with the associated alcohol related issues to the detriment of Coogee overall.
- There is no impact study provided for this change nor is there any traffic study.
- There will be more traffic and less parking
- There will be increased noise and reduction of amenity of the area.

Yours faithfully

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

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

[REDACTED]

From: [REDACTED]
Sent: Friday, 30 March 2012 6:30 PM
To: LEPreview
Cc: Office of the Mayor; murray.matson@ihug.com.au; m.woodsmith@optusnet.com.au; Geoff Stevenson; Ted Seng; Tony Bowen; Kiel Smith; Anthony Andrews; Paul Tracey; Bradley Hughes; Alan White; charles.mathews@randwick.nsw.gov.au; John Procopiadis; Robert Belleli; coogee@parliament.nsw.gov.au [REDACTED]
Subject: Objection to the proposed re-zoning of Carr St. from residential to commercial (the section near Beach St./South Coogee)

Dear Mayor and Councillors of Randwick City Council,

As a resident living very close to the proposed re-zoning of the bottom end of Carr Street from residential to commercial zone I would like to let you know that I object to this change.

This side of the bay is increasingly used by people arriving by private car(s), starting as early as 5 am and still up to 11pm, or longer, for their various fitness, leisure, business, trade jobs including catering, cleaning and food/drink deliveries for the Coogee Life Saver's Club etc.etc.

Consequently the longer the more us residents can't find a free car parking bay within 1/2 km. from home.

The traffic generally is constantly increasing as is. More and more often can we hear motorbikes and some cars reaving up gears and passing the Children's Playground at Grant Reserve at high speed to show off or test their limits.

I would like to remind you, that many tourists comment on the relaxed atmosphere this side of the bay, especially is able to preserve, and also Coogee village and the Promenade are attracting them to repeat visits from out of town and overseas.

Local residents value this precious area and hope you will not go ahead and add to bringing more noise, more traffic and less car parking availability to this end of the Coogee Bay.

Thank you for taking note and for considering my objection.

Yours sincerely,

[REDACTED]

[REDACTED]

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

[REDACTED]

From: [REDACTED]
Sent: Monday, 2 April 2012 9:03 PM
To: LEPreview
Subject: Draft LEP - objection to rezoning of the southern end of the Coogee foreshore from residential to commercial.

Date: Mon, 2 Apr 2012 10:20:51 +1000
Subject: Yet another threat to the Coogee foreshore
From: savecoogeebeach@gmail.com
To:

If you recall you provided your email address for the campaign against the Coogee Bay Hotel development. That campaign was successful. But we remain vigilant as we fully expect another proposal some day.

There is a new threat to the built surrounds of the foreshore which some you are aware of but others may not be. This is a proposal to rezone to COMMERCIAL - the last part of the bay area. This is the street block containing the Barzura. The block is currently zoned residential - with the Barzura operating under historical existing use rights. This proposal is in Councils new draft planning document [the LEP]. On one of the maps it shows as blue for commercial zoning when it is used to be pink [for residential]!!

If you do not want to see further erosion of the low key village ambience of the foreshore please send in an objection - submission close TODAY 2 April.

Commercial development of this block is inconsistent with existing adjoining residential uses. It will increase traffic and impact on the already restricted street parking in nearby streets. It will open the way to overdevelopment and high impact uses which would have negative impacts the surrounding residential zone and the foreshore area. There are others points you may wish to use at www.savecoogee.com

Email objection TODAY to LEPreview@randwick.nsw.gov.au

Please use the Subject line - Draft LEP - objection to rezoning of the southern end of the Coogee foreshore from residential to commercial.

Please note we know that people are very busy so if you do not wish to receive emails about other issues relating to the Coogee Foreshore please let us know and we will take you off the list.

--
Campaign to Keep Coogee a Village

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

From: [REDACTED]
Sent: Thursday, 22 March 2012 5:14 PM
To: LEPPreview@randwick.nsw.gov.au
Cc: Office of the Mayor; coogee@parliament.nsw.gov.au; murray.matson@ihug.com.au; Tony Bowen; m.woodsmith@optusnet.com.au; Kiel Smith; Paul Tracey; Geoff Stevenson; Bradley Hughes; John Procopiadis; Robert Belleli; charles.mathews@randwick.nsw.gov.au; Anthony Andrews; Alan White; Ted Seng
Subject: Draft Comprehensive LEP – objection to commercial zoning of 58-64 Carr Street Coogee

Dear Sir,

As a long term resident of Coogee – since 1964 – I am absolutely amazed at the lack of thought the Council is displaying in the current proposed rezoning in Coogee.

The community fought to save the Coogee foreshore from high rise in 2010/11 and the NSW Government Architect found in favour of the community and agreed Coogee is a village and the proposal was rejected by the Government at that time.

Once again we are threatened with the proposed rezoning of the southern end of the Coogee Bay. We are already suffering from the pressures of excessive traffic, lack of parking and the impact of alcohol and loud noise from the many cafes, hotels and take away outlets.

Council must realise that the change from residential to commercial zoning will completely change the village atmosphere we, as ratepayers, thought we had many years ago. Families have undertaken much expense to improve homes, only to now learn units are being allowed over a vast area of Coogee – THERE IS NO STREET PARKING NOW. How do you think the infrastructure of an already overdeveloped suburb will cope with this increase?

I hope this Council will not visit the mistakes of Randwick Council in the 1970's, which started the demise of a once peaceful and lovely village area.

I request that you please rethink the proposed rezoning, not only of the southern end of Coogee Bay, but the whole new agenda put forward by Council.

Thanking you in anticipation.

[REDACTED]

From: [REDACTED]
Sent: Sunday, 1 April 2012 7:35 PM
To: LEPreview
Subject: Draft LEP rezoning objection

The community fought to save the Coogee foreshore from the high rise proposals associated with the Coogee Bay Hotel site and now there is a new threat to the low-key village ambience of Coogee. Council proposes to rezone the last part of the bay at the southern end of the bay from residential- to commercial. We strongly object to this latest threat to the village atmosphere of Coogee. We don't want more traffic and more pressure on parking day and night and we say no to the noise and other impacts on this relatively quiet part of Coogee.

Coogee residents
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Friday, 30 March 2012 5:17 PM
To: LEPreview
Cc: Office of the Mayor; coogee@parliament.nsw.gov.au
Subject: Objection to commercial zoning of the south end of Coogee Beach

I would like to object in the strongest possible terms to the proposed commercial zoning of the east end of Carr St at the southern limit of Coogee Beach.

This small area, near the Coogee Surf Life Saving Club, is a major community asset. It is an important access point for the coastal walk and provides northbound walkers with their first taste of the village atmosphere of Coogee, with a spectacular view across the esplanade and the beach towards the Bali memorial on Dolphin Point.

The Barzura cafe is a popular stopping point for walkers and for the many regular visitors to the beach. A large number of swimmers and members of the Surf Club can be found in the cafe every morning - it has a unique atmosphere.

Commercial zoning would open the door to massive over-development of this area, and could lead to the eventual replacement of the Barzura with a massive pub similar to the Beach Palace, with all of the attendant problems.

Parking is very limited in the area and already significantly limits access to the beach and the surrounding reserves, including the children's playground. Further development would make parking more difficult and could completely destroy this very special part of Coogee.

It is difficult to understand how the building on the eastern corner of Carr and Kurrawa Avenue could have been allowed by any professional city planning organisation.

Let us not repeat the mistakes of the past.

[REDACTED]

1st March 2012

Mr. Bruce Notley-Smith
MAYOR
RANDWICK CITY COUNCIL
Frances Street
RANDWICK 2031

Dear Mr. Notley Smith

**RE: PROPOSED LEP FOR RANDWICK – CHANGES TO ZONING REGARDING 58 CARR STREET COOGEE
AND ASSOCIATED PROPERTIES ON EASTERN BOUNDARY.**

I am a long term resident of [REDACTED] and I have recently [REDACTED]
[REDACTED]

Over the years I have lived in [REDACTED] I have witnessed numerous developments of new properties and refurbishments which have disrupted access to my residence and total lack of parking for residents of this street whilst workmen parked and left construction material and equipment in the street.

Most of the week and on weekends this area becomes a nightmare to park, as there is an increase in the number of people visiting the many cafés, restaurants, hotels and the beach area which attracts lots of tourists as well as locals. It has become a mecca for parking police from Council to fine everyone.

My concern is the re-zoning of this area to commercial B2 LOCAL CENTRE under the proposed new LEP.

I believe it is the intention of the applicants of the above D.A. to re-submit a new DA. If the new LEP zoning is approved for this area. The building at 58 Carr Street is already over the permissible FSR. and a new development proposal with a FSR of 1.5:1 will impact on the street scape and I feel it is an unnecessary redevelopment of an existing building which does not need the intended refurbishment. To add further commercial space to this building and to ADD to the parking issues of this area as well as the increase the bulk of the façade does not do anything for the overall appearance of the streetscape or the residents who live in Kurrawa Avenue and surrounding streets.

I would recommend the owners of the Pacific Hotel on the corner of Carr and Beach street upgrade their building which has been very shabby for a long time and offers low rental accommodation. As the land is only small I do not see the benefit of a re-zoning to allow any new construction. The increase of traffic flow and the lack of parking in this area cannot benefit from the re-zoning of the land to B2 LOCAL CENTRE. The objectives of the zone B2 LOCAL CENTRE have already been met with what is there now and so far as employment goes there is no benefit from this small area which already has staff employed. Public transport is already maximised. So far as Urban design and

pedestrian amenity I feel there is no room for improvement in this region. It already has maximum pedestrian amenity.

THE AIM OF ZONE B2 LOCAL CENTRE – IS TO MINIMISE THE IMPACT OF DEVELOPMENT AND PROTECT THE AMENITY OF RESIDENTS IN THE ZONE AND IN THE ADJOINING AND NEARBY RESIDENTIAL ZONES.

I trust that this will be seriously looked at by Council in their recommendations for the re-zoning of The area 58-64 Carr Street Coogee to B2 LOCAL CENTRE.

Yours Sincerely

[REDACTED]
[REDACTED]
[REDACTED]

The Mayor, Mr. Scott Nash
Randwick City Council
Administration Building
30 Frances Street
Randwick NSW 2031

Randwick City Council

13 MAR 2012

RECORDS RECEIVED
RECORD RECEIVED

Dear Mayor,

My name is [REDACTED] and I have been a resident of the Randwick/Coogee area for approximately 10 years. I am writing to register my objection to the proposed rezoning of the South Coogee Beach area, for the sole purpose of Commercial Development.

Coogee is a small village with high density residential living, and adequate commercial establishments. To develop it any further would not only detract from the ambience of the village atmosphere, but also add to the already high level of alcohol fuelled negative behaviours and littering in existence in and around The Coogee Bay Hotel.

There is also a high demand for parking on the streets of Randwick/Coogee, and the frequent occurrence of illegal parking across peoples driveways, on private property and occurrences of fully able bodied drivers parking in allotted disabled parking areas. This became far more exacerbated, following the extension of drinking hours in the surrounding hotels; as with the littering of discarded alcohol bottles and noise in the area.

On the Randwick City Council website (<http://www.randwick.nsw.gov.au>) it clearly states that the main priorities are:

- * A sense of community
- * Places for people
- * A prospering city
- * Moving around
- * Looking after our environment

Each of these priorities would be severely affected by the introduction of further 'Commercial Development.'

Most members of our community recognise that over development in any area, only benefits developers financially, leaving the area with all the problems associated with short sighted greed.

It seems senseless to strain the resources of public services, including the Police Force, who have had a greater necessity to attend hotels since the introduction of extended drinking hours. With the high population of families,

many of them with children, the safety and well being of residents and the surrounding environment should be of the highest priority.

Your assistance in voicing the messages of most residents I communicate with, as outlined above would be much appreciated.

I look forward to your reply, and the maintenance and improvement of a safer and environmentally respected Randwick Council area.

Kind Regards

[REDACTED]
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Sunday, 11 March 2012 7:39 PM
To: LEPreview
Cc: Office of the Mayor; Murray Matson; coogee@parliament.nsw.gov.au; m.woodsmith@optusnet.com.au; Kiel Smith; Paul Tracey; robert.bellei@randwick.nsw.gov.au; Charles Matthews; Alan White; Bradley Hughes; John Procopiadis; Anthony Andrews; Geoff Stevenson; Ted Seng
Subject: Darft Local Environment Plan
Importance: High

Dear Sirs/Madams,

I would like to register my petition AGAINST the proposal to rezone the corner of Carr and Beach St from residential to Commercial use.

I have been a resident [REDACTED] since 1976 and I can assure you that parking and traffic surrounding Kurrawa Ave, Carr and Beach Street is already at a peak and especially since we live [REDACTED] [REDACTED] can't tell you the amount of noise and congestion that we have to deal with.

Coogee has enough commercial areas that cater for all including the tourists with the Palace Hotel, the Coogee Bay Hotel, the Crown Plaza and all the restaurants and cafes scattered all over Coogee.

Please leave a small pocket of Coogee near the beach that is peaceful and relatively free of delivery trucks, commercial garbage collection and MORE parking difficulties.

I have 3 small children and we have to walk the length of Kurrawa Ave, past an already over-crowded sidewalk with Barzura Cafe taking up most of the walk way to cross the road to get to the beach and park. Often there are delivery trucks parked up on the sidewalk also causing congestion.

Please leave a small pocket of Coogee near the beach that is peaceful and relatively free of delivery trucks, commercial garbage collection, and more parking difficulties.

Please re-think this proposal and save a little of Coogee for those of us that live here. This is a heavily populated area with local residents so where are we to live if you keep catering for businesses and leave us nowhere quiet enough to sleep at night?

Thank you for your attention,
Kind Regards,
[REDACTED]

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

[REDACTED]

From: [REDACTED]
Sent: Friday, 9 March 2012 10:05 AM
To: LEPreview
Subject: Draft comprehensive LEP

Dear Randwick Council,

As a long time resident and now homeowner and ratepayer in Coogee, I am writing to offer feedback on the proposed LEP currently before you.

I believe changing the height restriction of building and rezoning the south end of the beach from residential to commercial would be big mistakes for a number of reasons:

- 1) Rezoning will change the character of the bay from a quiet residential area, which many of us find attractive, to a busier commercial zone
- 2) These amendments will add car traffic and congestion to the area
- 3) Rezoning will contribute to the already-bad noise pollution from that end of the beach due to the Coogee Bay Hotel and its patrons
- 4) Rezoning will increase the amount of pedestrian traffic, and therefore noise and litter, in our area. Coogee Beach already resembles a rubbish tip at the end of every weekend due to the throngs of people who pour in from all over Sydney, abuse the facilities and leave trails of rubbish behind. We really do not want to encourage more people to the area, as the Council can not cope with cleaning up after those who already come.
- 5) we don't need more commercial areas -- the shops which open in Coogee Bay Road can barely stay in business as it is. These properties have a very high turnover and several shops there have already been vacant for some time.
- 6) Changing the height restriction will add to the population density in our area, which we DEFINITELY don't need. Have you tried commuting home from the CBD Coogee on the bus? You can't get a seat. Tried shopping in the local supermarket? There's often a queue of 10 or more people. We are too crowded.

In the 12 years I have lived in Coogee I have watched the character of our neighbourhood change dramatically -- we've lost almost all of our useful local shops run by people in our community (butchers, hardware shops, fruit shops, bookstores -- all closed) and now have takeaways and neon convenience stores run by large chains or outsiders. We have lost many characterful freestanding houses in favour of characterless unit blocks which have notably increased the population density of the area. My commute to the CBD used to take 30 minutes. Now, with all the traffic, it is closer to an hour...and I don't think Coogee has moved!

Please reconsider this proposal and preserve the character of Coogee as the village it was always meant to be. We don't need more commercial zoning or higher density housing, because we don't have the infrastructure or Council resources to support either one.

Thank you for considering this view.

Yours sincerely,

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

From: [REDACTED].au]
Sent: Wednesday, 7 March 2012 11:26 AM
To: LEPreview
Cc: savecoogeebeach@gmail.com; Office of the Mayor
Subject: Draft Comprehensive LEP: NO to rezoning of Carr St

Dear Randwick Councillors

I am writing as a long-term resident of Coogee, to beg you to reject this current rezoning submission. In the past 12 years Coogee has changed so dramatically from a gentle seaside suburb that a full range of people from all different social backgrounds called home, to more increasingly a suburb solely for the rich or sandpit for drunk backpackers. It is starting to loose its heart and soul and, if this current proposal and others like it are allowed to proceed, it will end up nothing more than a bunch of tawdry tourist outlets and over priced restaurants in the same vein as Campbell Parade. Council needs to take a stand now to ensure a diversity of uses and this means limiting commercially zoned areas not expanding them.

The southern side of Coogee beach still has very much a local feel, and the parks and pools are what people travel from distant suburbs to visit, they are NOT coming for more 7 Eleven's, tequila bars, or mini-marts.

Council's vision for Coogee needs to preserve this unique and beautiful environment not over crowd it with more of same banal commercial offerings. In the long-term, failure to preserve this uniqueness will only undermine the viability of the area as a whole. Is the sort-term gain for a select group of business owners really worth that risk?

I thank you for your time in considering this plea.

[REDACTED]
[REDACTED]
[REDACTED]

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OBJECTION TO THE PROPOSAL TO REZONE PART OF CARR STREET

I have lived in [REDACTED] and environs gradually become one giant car park - where residents and their visitors, have to fight for car space at ANY time of the day or night.

It seems ludicrous that council would now wish to rezone this Carr Street area to become commercial. Is it not enough that we –the residents – already have to contend with alcohol related problems, anti-social behaviour, car hoons AND, of course, continuous traffic congestion, from the commercial zone of Coogee?

Where does council anticipate patrons/staff of the proposed developments will park??

Commercial rezoning of the southern end of Coogee would also mean garbage trucks EVERY day of the week – they would HAVE to drive up the full length of Kurrawa Ave to turn in the turning area of this once quiet cul de sac.

What will happen to the ‘family’ beach atmosphere that Coogee was once famous for? Are we to become another sleazy part of Sydney - surely council does not want this for Coogee and its residents??

It seems Coogee is once again in need of SAVING from people who have NO interest in LIVING in Coogee – people whose only interest is taking money OUT of Coogee and debasing this area.

It seems there are some in Council who would help these people achieve their aims.

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Monday, 2 April 2012 10:35 AM
To: LEPreview
Subject: Draft LEP - objection to rezoning of the southern end of the Coogee foreshore from residential to commercial.

I would like to voice my objection to the rezoning of the southern end of the Coogee foreshore to commercial.

The high level of traffic and lack of residential parking in the area is problematic now, but would be much worse with this potential rezoning. This would destroy the village atmosphere that Coogee currently enjoys (for now).

Thanks

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: Monday, 2 April 2012 10:52 AM
To: LEPreview
Cc: Office of the Mayor; coogee@parliament.nsw.gov.au
Subject: Coogee Foreshore Re-zoning - Objection

Hi There,

I would like to voice my objections to any proposed changes in zoning....I consider Coogee to be a village...and already this is enough pressure on parking and increased traffic over the last few years and even though I live several blocks away from the beach, particularly on the weekends, it is usually hard to park in front of my apartment as it is.

I object to any more areas being zoned commercial which will increase noise as well as affecting the bay area. I enjoy the foreshore and park areas (which there is not enough of already) and I do not wish to see anymore disappear.

There is certainly no need for more licensed venues, there are plenty already and on many nights, there are far too many people already roaming the streets heavily intoxicated, smashing bottles, urinating in public areas etc.

I can be contacted if you would like further comment on my objections.

Regards

[REDACTED]

[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: Monday, 2 April 2012 10:56 AM
To: LEPreview
Subject: Draft LEP - objection to rezoning of the southern end of the Coogee foreshore from residential to commercial

Hi

Can you please explain why the Beach street end of Carr street is being rezoned from residential to commercial? What is the purpose and intention of the rezoning? What will the impact be on the Coogee community?

Any rezoning around the foreshore should involve public consultation - I may have missed it somehow, but this proposal/development is new to me.

I look forward to hearing your response. In the meantime I know that objections need to be in today so please lodge this as an objection until I know more information.

Kind regards

[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: Monday, 2 April 2012 11:11 AM
To: LEPreview
Subject: rezoning of Coogee foreshore to commercial

I am a resident of Coogee and object to the rezoning of the area of the foreshore around Barzura from residential to commercial.
I feel that increased commercial development will put more strain on local streets with increased demand for parking. It will also destroy the local village character of Coogee.
I would hate to see more high rise developments

best regards
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Monday, 2 April 2012 8:47 PM
To: LEPreview
Cc: General Manager
Subject: Draft Comprehensive Local Environmental Plan

Attention Karen Armstrong -Manager Strategic Planning

Dear Karen,

I object to the change of zone proposed for the southern end of Coogee Beach.

The area of Carr Street from Kurrawa Ave to Beach St should remain zoned strictly residential with existing use rights for the cafe and private hotel.

This is much more in keeping with the dominant residential area which surrounds these two existing commercial activities.

To thrust commercial zoning upon on one shop and a hotel when other areas within Council have substantially more shops and retain a residential zoning appears inconsistent.

This change of zone does not take into account the negative impacts of: noise especially late at night; increased traffic, lack of parking, loss of residential amenity on the surrounding residential areas proposed for the zone change.

Regards;

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Monday, 2 April 2012 9:23 PM
To: LEPreview
Subject: DRAFT LEP- OBJECTION to rezoning of the southern end of the Coogee foreshore

I am writing to strongly object to the rezoning of the southern end of the Coogee Foreshore from residential to commercial, proposed in the Draft LEP.

Currently this area is predominately residential with the exception of one restaurant. Changes to this zoning would have a significant impact on the lives of residents and visitors, especially as this area encompasses the southern end of Coogee beach, the promenade, a surf club, a large children's playground, 3 ocean pools, extensive parkland and an entrance to the coastline walkway.

Everyday these spaces are used by hundreds of residents, tourists and other visitors. Throughout the year, people of different ages, cultures and capabilities are able to sit, walk, run, play, swim and picnic from dawn to dusk and late into the evenings. Excellent planning and planting has extended the use of this public space around the southern foreshore of Coogee Beach to provide people with a variety of activities which contribute to their own well being and to that of the wider community. This area is unique, as it provides an alternative to the busy hub of Coogee Beach's commercial zone.

This zone extends along Arden Street, up Coogee Bay Road, into adjacent streets and onto the northern end of the foreshore. Hotels, apartments for short and long stays, clubs, restaurants, bars, beer gardens, cafes, newsagents, take away food outlets, supermarkets, butchers, delicatessens, fruit and vegetable markets, clothing shops, ATMs, real estate and travel agents, a Post Office, a bank, hairdressers, beauticians, pharmacies, medical surgeries and many other commercial businesses make up this commercial zone. It provides both residents and visitors with a wide range of choices and services.

To zone the southern end of the foreshore on Coogee Beach is unnecessary and irresponsible.

It would impact adversely on the beach, the open spaces, the playground, the coastal walkway, the surrounding regenerated bush land and on all those who use them.

As a recent purchaser of a small unit in Coogee, I am extremely grateful to the planners, councillors and managers of Randwick Council who developed, supported and implemented such strategic and imaginative planning. Coogee Beach and its surrounds must always be protected from unnecessary commercial zoning.

[REDACTED]

From: [REDACTED]
Sent: Monday, 2 April 2012 2:30 PM
To: LEPreview
Subject: Draft LEP - objection to rezoning the southern end of Coogee foreshore from residential to commercial
Attachments: Coogee Village.doc

I strongly object to this proposal. This would mean the end of a beautiful piece of foreshore, a view & a lifestyle. What will it mean for the environment and future generations who live here? As a local poet, I attach a poem on the topic (which is on the program for the Sydney Writers' Festival) .

Sincerely, [REDACTED]

Coogee Village

Streeton painted the coastline
from different angles the picnickers
sedate nineteenth-century bathers
a bush-track down to the beach.

Koojah means 'seaweed' or perhaps 'smelly'
derivations lost in the past
along with electric trams
an English-style amusement pier
surf-damaged remains on the ocean floor
the Shark Arm Murder Case
alleged Marian apparition ('Our Lady of
the Fencepost' or 'Rail Mary') first spotted
by a local at the laundrette like the vision
of Christ on the Turin Shroud.

*

Today flyers arrive on your doorstep
'*Save Bardon Park from developers*'
'*Rally to keep Coogee a village*'
so you do the prospect of 15-storey tower-blocks
looming larger than a dodgy shark-net
or the steep shore-break
(*'more spinal injuries than any other Australian beach'*).

Bali nightclub-bombing memorial
at Dolphin Point in lonely isolation
above the sandstone cliffs
flags an unresolved landscape.

*

Beachcombers leave patterns in the sand
furrows that fill with water.
Giant crabs climb the rock-face
in the pool below the Surf Club
hide their rusting prehistoric bodies
from probing fingers
entanglement of seaweed
the washing-machine of high tide.

Moths come drifting
fall out of sight behind trees.
Blue fish flicker like gas flames
jump from your hands.



[REDACTED]

From: [REDACTED]
Sent: Monday, 2 April 2012 2:58 PM
To: LEPreview
Subject: - Draft LEP objection to rezoning of the Coogee foreshore from residential to commercial

To whom it may concern,

The proposal to rezone to commercial should be considered inappropriate on the basis of

- reduction of public amenity particularly on the basis of increased traffic and noise resulting to service any proposed development with the necessary increase in public transport and private transport parking facilities necessary to make any development viable.

Thank you for your consideration

[REDACTED]

From: [REDACTED]
Sent: Monday, 2 April 2012 12:13 PM
To: LEPreview
Subject: Draft LEP - objection to rezoning of the southern end of the Coogee foreshore from residential to commercial.

Hi,

I live at [REDACTED] I wish to make my objection to the proposed rezoning under the Draft LEP - objection to rezoning of the southern end of the Coogee foreshore from residential to commercial.

Part of the popularity and charm of Coogee is that the area still retains its village feel and the proposed rezoning is inconsistent with that village feel. The rezoning would further commercialise the area and bring more traffic into what is already a highly populated area, especially on weekends. I am also concerned that the proposed rezoning will have further negative impacts on the area because it will set a precedent for further development of a sensitive area and expose it to overdevelopment and high impact uses this in turn would have negative impacts on the foreshore area.

I can be contacted on any of the numbers listed below.

Kind regards,

[REDACTED]

[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: Monday, 2 April 2012 12:23 PM
To: LEPreview
Subject: Coogee Rezoning

We are greatly concerned about the proposal to create a new B2 Zone in Coogee. At present this is a residential area and is in keeping with the village atmosphere in Coogee.

We already have a huge number of cafes and restaurants. Most times of the year, it is very difficult to find a park day or night.

The area near Coogee SLSC is relatively quiet and peaceful. It is near the childrens park and open area. It is a pleasant family end of Coogee.

Allowing this end to have more commercial opportunities would further degrade rather than enhance Coogee lifestyle for permanent residents, as well as visitors.

Eventually no difference will exist between Coogee and Bondi, no uniqueness for either.

Please leave this end of Coogee residential and maintain some "light and shade" on our coast. Do not help create more noise, traffic and parking problems.

[REDACTED]

D01459481

[REDACTED]

From: [REDACTED]
Sent: Monday, 2 April 2012 12:36 PM
To: LEPreview
Subject: Draft LEP

Dear Sirs

I am completely against any high rise development at the south end of Coogee beach with regards to this draft order.

Regards
[REDACTED]

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From: [REDACTED]
Sent: Tuesday, 20 March 2012 10:42 AM
To: LEPreview
Cc: Office of the Mayor; Tony Bowen; coogee@parliament.nsw.gov.au; matson@ihug.com.au; Kiel Smith; Paul Tracey; m.woodsmith@optusnet.com.au; Robert Belleli; John Procopiadis; Geoff Stevenson; Bradley Hughes; Anthony Andrews
Subject: Draft Comprehensive LEP for Randwick - objection to commercial zoning of Carr Street

Dear Council,

I object to the proposed rezoning from residential to commercial of the southern end of Coogee.

The Coogee bay areas is already over commercialised and does not need any more bars, cafes, pubs, restaurants or convenience outlets. **Any further intensification of commercial activity would add to the noise, parking problems, signage, garbage, delivery trucks without any compensating benefits. Coogee street parking is already extremely limited and residents and users of the beach and pools etc have trouble finding parking anywhere close by. I urge you not to proceed with this rezoning proposal.**

Recently, you approved the licence for a bar not 100 metres from my house (no [REDACTED] without sending out any information to residents - I did not receive any notification. The noise, lack of parking and general chaos in the last few weeks on Friday and Saturday nights has been devastating to the local residential community. And now you want to force this and more on the south side of the beach. When is enough enough with this council? Will you finally be happy when the place looks and feels like the Gold Coast of Queensland? We already have two of the five most disreputable pubs in Sydney. Why are you opening up the residents of the south side of Coogee to more of this abuse?

What is the motto of the council? "A sense of community". How does over developing the place work with this platitude??

Thank you for reading this far.

Yours sincerely

[REDACTED]
[REDACTED]

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201461393

Mr. May Brewster
General Manager
Randwick City Council
30 Francis St. Randwick

Randwick Draft Local Environmental Plan 2012

Randwick City Council

Re: Submission
[REDACTED]

03 APR 2012

RECORDS RECEIVED
Records Received

The proposal for a spot rezoning to B2 of the land in Carr Street, Coogee between Beach Street and Kurrawa Avenue is bad idea. The extra road traffic, combined with increasing pedestrian traffic would entail a risk of fatalities to mothers and children and endanger the valuable shared-zone crossings between the beach, the promenade, the proposed B2 commercial area and Coogee's most heavily-used and highly-valued children's playground.

The increase of traffic for daily deliveries and early morning garbage collection would be extremely damaging to the constituents in the surrounding residential area.

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

P.S. I wish to enlarge on these points at the promised Public Hearing.



[REDACTED]

From: [REDACTED]
Sent: Tuesday, 27 March 2012 2:28 PM
To: LEPreview
Cc: Office of the Mayor; matson@ihug.com.au
Subject: Rezoning at southern end of coogee beach

We live in [REDACTED], i attended the precient meeting on the 20th of february and wish to follow up with a formal objection.

As stated at the meeting this rezoning is not required by the state planning template. This proposal has come about without any consideration of the loss of amenity to immediate and surrounding residents. The loss of amenity will be wide ranging including increased noise and disturbance, increase traffic, more competition for parking, more rubbish on the streets more garbage collecting, general deterioration and noise.

If the eventual approval uses include licened premises these factors will be multiplied many times. We will be directly affected by change, parking is already very diffcult in and around [REDACTED] and this will make matter worse.

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[REDACTED]

From: [REDACTED]
Sent: Tuesday, 27 March 2012 1:07 PM
To: LEPreview
Subject: Draft Comprehensive LEP - objection to commercial zoning of Carr Street

Draft Comprehensive LEP – OBJECTION to commercial zoning of Carr Street

Hi,

My partner and I would like to object to any changes to the re-zoning area around Carr St/Beach St. Having lived here for many years with our children, we will be very concerned if our area is changed to commercial.

The residential objectives as stated by the Randwick City Plan are to;
Protect the amenity of residents
Maintain the desirable attributes of the established residents area

Coogee is extremely well serviced by local business, Coogee centre, numerous cafes and restaurants and of course the bigger establishments such as the Coogee Bay Hotel, Beach Palace and Crowne Plaza. This, over the years have lead to a huge increase in numbers of people coming into Coogee with the associated problems such as limited parking , increased noise and increased rubbish for residents.

If more commercial premises are allowed (such as those serving alcohol) then it follows associated alcohol related issues, to the detriment of Coogee overall, will occur. With teenage daughters and a young son, the increased risk to their safety from alcohol induced violence is a very real and major concern.

Parking problems are also a particular problem around where we live and unless I am very lucky (or it is a cold wet day in winter!) I can never get a park outside my apartment. The other problems are increased noise, both day and night and the increased noise of council collecting garbage.

If the zone is rezoned to commercial all of the above will only increase to an unacceptable level. Considering the extend of the commercial area now, we feel there is no need to keep extending it into established residential areas.

Regards,

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 27 March 2012 11:59 AM
To: LEPreview; Office of the Mayor; coogee@parliament.nsw.gov.au
Subject: draft LEP / objection

Good morning ,

I am emailing to strenuously object to the proposal to rezone the southern end of Coogee Bay.

Coogee is already very overcrowded as it is on w'ends and the current infrastructure cannot handle any more people in cars .

There is not enough parking and the roads are not big enough to cope with existing traffic both on foot and in cars and this will only create more traffic.

Have you done an impact study on the increase this rezoning would create ? I don't think so .

We certainly don't need any more venues selling alcohol in Coogee , those two beer barns are enough don't you reckon?!

I saw two very drunken men trying to bash each other up last night on Brooke street at 830 pm , we don't need any more problems associated with heavy boozing and not in that relatively peaceful area of Coogee.

[REDACTED]

001458139

[REDACTED]

From: [REDACTED]
Sent: Monday, 2 April 2012 10:40 AM
To: LEPreview
Subject: Draft LEP - objection to rezoning of the southern end of the Coogee foreshore from residential to commercial.

I Formally object to the introduction of greater commercial development between the streets of Beach St / Arden St fronting Carr st. The current operations within this area are more than sufficient for the requirements of the local residents, surrounding commuters and travellers to the Village of Coogee.

There are smarter things to do that will offer a lot more to residents and tourists....Just think people!!!

Regards,

From: Bang The Table [admin@bangthetable.com]
Sent: Thursday, 29 March 2012 9:11 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 object to council rezoning the area part of the Coogee bay foreshore which is currently residential to commercial (Cnr Carr and Bach Sts). This will onle enable more high rise on the foreshore, which council has little power to impact. The souncil already has to fight big developers like what was happening at Coogee Bay hotel, why open up more of Coogee to this type of development.

**Upload and
attach your
Submission**

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From: [REDACTED]
Sent: Tuesday, 27 March 2012 5:54 PM
To: LEPreview
Subject: Objection to rezoning 58-64 Carr St Coogee

We are writing to object to the rezoning of 58-64 Carr St Coogee from Residential 2A to Commercial 3A in the draft LEP. We don't think it is appropriate to have a commercial area right on top of beautiful Coogee beach. We are long term residents of Coogee and we enjoy the scenic boardwalk and parks of Coogee every day. Coogee has low scale buildings and a village atmosphere and we don't want to see an overdeveloped Gold Coast type development in Coogee. The area surrounding is residential and we believe that 58-64 Carr St should remain Residential 2a. The Carr St end of Coogee is much quieter and we feel much safer at night at the northern end of the beach. The commercial needs of Coogee are adequately catered for by the shops in Coogee Bay Rd and we don't want to see the commercial area expand to the beach front.

Rezoning this beautiful foreshore area would only have negative impact to the residents of Coogee. Apart from overshadowing the beach with a commercial 3A development, the parking and traffic would only get worse. We are concerned that if the rezoning is allowed then developers will ruin the low scale village atmosphere of Coogee and will apply to rezone other foreshore areas.

Yours faithfully

[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: Thursday, 29 March 2012 2:39 PM
To: LEPreview
Subject: Draft comprehensive LEP - Objection to expansion of commercial zoning of Carr Street

I write to object to expansion of commercial zoning of Carr Street Coogee, for the following reasons:

- 1. significant visual impact in an area of outstanding landscape**
- 2. probability of noise pollution**
- 3. significant traffic hazard in Coogee during construction phase**
- 4. probable impact upon wildlife habitat**

I object to the proposal due to the size, nature, and location of this project, with its significant effects in terms of visual intrusion and potential noise impacts. I believe my quality of life will be adversely affected.

Regards,

[REDACTED]

From: savecoogeebeach@gmail.com
Subject: Draft comprehensive LEP - Objection to expansion of commercial zoning of Carr Street
Date: Sat, 24 Mar 2012 17:46:03 +1100

[REDACTED]

You may recall we met at the Ladies Baths a few weeks ago.

This is a reminder about sending in an objection to this latest threat to the Coogee foreshore. If you could do so this WEEKEND that would be fantastic. We CAN stop this if enough of us object and let the Councillors know - Council elections are coming up and they are listening!!

Your submission does not have to be long - use some of the points in the leaflet I gave you at the baths or check out www.savecoogee.com

Send objection to - LEPreview@randwick.nsw.gov.au

Please use the Subject line in this email above or something like it.

Please BCC it to Councillors -

mayor@randwick.nsw.gov.au, tony.bowen@randwick.nsw.gov.au, coogee@parliament.nsw.gov.au, matson@ihug.com.au, kiel.smith@randwick.nsw.gov.au, paul.tracey@randwick.nsw.gov.au, m.woodsmith@optusnet.com.au, robert.bellel@randwick.nsw.gov.au

Objection to the Rezoning of Carr Street from Residential to Commercial



My family resides in Beach Street Coogee and has done so for more than 20 years.

There are many reasons to object to this proposal as contained within the new draft Local Environment Plan [LEP] currently on exhibition. My main objections are as follows;

Parking and Traffic

This rezoning would permit commercial operations such as hotels, bars cafes, restaurants etc. and given the location these are likely outcomes. These would bring more people to the area. Many residents often cannot find parking near their homes now and it is the same for their visitors. Minnow participants and Surf Club volunteers cannot find parking in the vicinity; neither can people visiting the beach or the parks. The Council report on this rezoning from the Planning meeting [December 6th 2011] is of the view that most of the people making use of the new commercial "component" would be either residents or already in the area and hence commercial rezoning would not significantly add to traffic. I challenge this statement. Sure some patrons would fit these categories but from my experience most people who come to the Coogee beachside area do so by car. Also what about the staff of the new commercial "component" and their day and evening parking requirements?

From my observations Beach, Carr, Dudley and Neptune Streets cannot accommodate any more demand for parking.

It is not enough for Council to say parking issues will be dealt with at the DA stage. Can Council point to many, or even any, commercial developments in Coogee that have had a requirement for large scale parking on site to meet the likely demand?

In 2010 residents around Grant Reserve and the community generally fought to save the Reserve from being handed over to a football team. I spoke at Council opposing the proposal. Much of the opposition related to the unwelcome competition for parking such a use of the Reserve would pose. The photograph accompanying the Council report recommending the proposal showed there was not one parking space available on Beach or Neptune Streets at the time.

Council rejected the proposal relating to Grant Reserve and I urge Council to do the same when this proposal for rezoning comes to Council as part of the draft LEP.

Impact of Commercial Activities

Residents in Coogee already suffer from the noise and disruption arising from commercial activities particularly liquor related. Those of us in the south have something of a buffer from the worst of it as a result of the residential zoning in Carr Street. This has limited the capacity and uses of the premises in Carr Street that operate under existing use rights. The Barzura operates a restaurant on the ground floor only, the Grand Pacific has no liquor licence and the high -rise unit block Windsor Towers is purely residential.

This could and would change with commercial zoning.

This is a residential area not an entertainment area.

The Commercial warzone of the Northern End of Coogee Beach cannot be replicated on the family orientated Southern End of Coogee Beach. The highly visible presence of security guards and bouncers in and around the commercial zone at the Northern End of the beach is a seriously bad look to local families.

This is not the image Randwick City Council wanted when the Northern End of the beach became dominated by commercial interests but in 2012 it is reality.

The only sure way to protect the residential areas of the south end of Coogee bay is to retain the residential zoning in Carr Street. It provides a vital and effective buffer between the high impact largely alcohol related commercial activity of Arden Street and Coogee Bay Road and the residents to the south.

I urge Council to reject this proposal to rezone Carr Street from residential to commercial.

[REDACTED]

From: [REDACTED]
Sent: Thursday, 29 March 2012 9:58 AM
To: LEPreview
Cc: Office of the Mayor; General Manager; murray.matson@randwick.gov.au; coogee@parliament.nsw.gov.au; Kiel Smith; m.woodsmith@optusnet.com.au; paumailto:paul.tracey; bradley.hughes@randwick.gov.au
Subject: No to commercial zoning at Southern end of the Coogee bay, Carr Street [SEC=UNCLASSIFIED]
Importance: High
Follow Up Flag: Follow up
Flag Status: Flagged

Dear LEP Review,

I am writing to voice my strong objection to Randwick Council's proposal to rezone the southern end of Coogee to commercial - from the present residential zoning.

I moved to Coogee with my family in the early 1980's and fell in love with its quiet fishing village quality and charm. So as a loyal resident to the lovely suburb of Coogee, I strongly object to further commercialisation of Coogee. It would detract from its charm and peace. I speak on behalf of all my family members who also reside in and around Coogee and numerous neighbours and members of the Coogee community, who all agree the proposed changes would be detrimental to Coogee.

The proposed changes would have flow on implications for the whole bay area - increased traffic, pressure on parking, increased noise, to name a few. Also given the location of Carr Street it is likely that any new commercial activity would be alcohol related. It does not take much to see the Grand Pacific as a large alcohol venue. In which case this relatively quiet end of the bay would be changed for forever.

I would be very disappointed if the proposal goes ahead and would seriously consider moving away from Coogee.

Yours Sincerely,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Thursday, 29 March 2012 10:25 AM
To: LEPreview
Subject: commercial zoning.

Dear Sirs, Commercial interests frame Coogee Beach. The Dolphin St Hotel has its own parking plus a public car park at the front. The Coogee Bay Hotel has an enormous chunk of prime beach frontage, plus The Crowne Plaza , also with their own parking. The beach end of Carr Street has constant heavy pressure and it is impossible to find a car park at night, at weekends holidays and often during the day for people who live close.

I live in [REDACTED] If I drive my car out of my street I sometimes can't get back in. This is a residential area, and Carr Street is where it begins.

Coogee beach acts as a lung for the city, thousands of people refresh themselves every day, it still retains its own character, it serves the whole population.

Commercial pressure is constant and is powerful we know, Coogee Beach is not Bondi Beach, this area which is residential, cannot take any more commercial pressure. we already have more than enough. Thank you for your assistance in this very important matter.

[REDACTED]

From: Bang The Table [admin@bangthetable.com]
Sent: Thursday, 29 March 2012 10:04 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

Email

Phone

Address

Type your Submission

I am writing to voice my concerns about rezoning part of the Coogee Bay Foreshore. As a resident, I do not wish Coogee to undergo any more change. It is beautiful the way it is and it must be protected. If you change residential zoning to commercial zoning, we will lose the village atmosphere. We are already negatively impacted by the 2 big hotels whose many guests create havoc. Commercial zoning needs to be developed in the city.

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 8:20 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**

As a local resident of Randwick and a frequent user of the Coogee area I would like to object to the south end of Coogee beach residential area being rezoned as commercial. Coogee has a flavour which is so welcoming to families and people wanting to exercise and recreate. I do not feel Coogee needs more commercial area.

**Upload and
attach your
Submission**

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

[REDACTED]

From: Bang The Table [admin@bangthetable.com]
Sent: Friday, 30 March 2012 11:49 AM
To: LEPreview
Subject: [REDACTED] EP'

Joe 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**

Like many other Coogee residents, I oppose the rezoning of the Eastern end of Carr St to commercial. We bought flats and houses in and near this residential area because we liked the quiet, village atmosphere. What we didn't like are the negative aspects of the commercial area further North. These include - noise that goes late into the night - fighting, sometimes with extreme consequences - vomiting and littering on the footpaths - crowding - traffic jams. The South end of Coogee Beach already has - 3 swimming pools - children's playground - several barbecue areas - many restaurants - access to the beach - sports fields - several parks - dense population of residents All of these, plus the proximity to the commercial areas of Coogee, already bring a huge traffic of pedestrians and motorists. The many inhabitants of this quiet region of Coogee do not want our lifestyles degraded just because some developers (and perhaps a few residents who will sell their remaining open land) want to make money easily. The biggest petition ever submitted to NSW parliament was from the large group called "Keep Coogee a Village". We are numerous and we shall remember, in the voting booth, any attempts to degrade the village atmosphere. [REDACTED]

**Upload and
attach your
Submission**

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[REDACTED]

From: [REDACTED]@com.au]
Sent: Friday, 30 March 2012 1:16 PM
To: LEPreview
Subject: Objection to the planed LEP

I believe that there is no justification for any up zoning of the South Coogee area (58-60 & 62-64 Carr St Coogee). The proposal to up zone this land will have a detrimental impact on the residential amenity.

Taking into consideration the current non-conforming uses of the Grand Pacific Hotel and Barzura have existing use rights. 58-60 Carr St is wholly a residential block. All properties in Kurrawa Ave are residential in use.

There is no demand for any expansion for commercial/retail space at the expense of residential zoning. Sydney currently has insufficient residential development and this is driving up residential property values placing housing stress on low to moderate income earners. As we know Sydney has an excess of retail space. We only have to look at the vacancies in retail properties in Randwick Junction and Bondi Junction and this will not change in the short to medium term.

This LEP proposal does not take into consideration the potential loss of affordable/low income accommodation nor the current high rents and low vacancy factor making it hard for people on low/moderate incomes to obtain rental premises in the area. Social equity demands that existing low/affordable accommodation should be preserved. This is in line with the objectives of Randwick's affordable housing policy. To continue this affordable rental accommodation is good social planning resulting in a good social mix in the area.

[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: Thursday, 29 March 2012 11:08 PM
To: LEPreview
Cc: Rona Wade
Subject: Objection to Coogee rezoning

Hi there

I would like to register my objection to the rezoning of the southern end of Coogee Beach opposite the SLSC. There is no need to create further traffic and other associated congestion to an already over crowding issue. Parking in the area is an impossibility and the only way to go to Coogee Beach these days is by walking. Lucky those of us who are able to do so.

There are enough coffee shops and drinking places along Coogee Bay Road . The rezoning of the southern end will put an end to the village atmosphere that Coogee is still lucky to be able to enjoy.

Be sensible and don't put commercial and money as a priority and keep Coogee Beach and its surrounding area the way it is.

The rezoning will create even more people visiting the area who do not keep the area clean, as can be often evidenced along the promenade and on the beach by the garbage that they leave behind.

Keep Coogee Beach a Village there are very few places like it left.

Thankyou and hope you use common sense and consider the validity of our objections.

Regards
[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: Thursday, 29 March 2012 9:58 AM
To: LEPreview
Cc: Office of the Mayor; General Manager; murray.matson@randwick.gov.au; coogee@parliament.nsw.gov.au; Kiel Smith; m.woodsmith@optusnet.com.au; paumailto:paul.tracey; bradley.hughes@randwick.gov.au
Subject: No to commercial zoning at Southern end of the Coogee bay, Carr Street [SEC=UNCLASSIFIED]
Importance: High

Dear LEP Review,

I am writing to voice my strong objection to Randwick Council's proposal to rezone the southern end of Coogee to commercial - from the present residential zoning.

I moved to Coogee with my family in the early 1980's and fell in love with its quiet fishing village quality and charm. So as a loyal resident to the lovely suburb of Coogee, I strongly object to further commercialisation of Coogee. It would detract from its charm and peace. I speak on behalf of all my family members who also reside in and around Coogee and numerous neighbours and members of the Coogee community, who all agree the proposed changes would be detrimental to Coogee.

The proposed changes would have flow on implications for the whole bay area - increased traffic, pressure on parking, increased noise, to name a few. Also given the location of Carr Street it is likely that any new commercial activity would be alcohol related. It does not take much to see the Grand Pacific as a large alcohol venue. In which case this relatively quiet end of the bay would be changed for ever.

I would be very disappointed if the proposal goes ahead and would seriously consider moving away from Coogee.

Yours Sincerely,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Victoria Gavan

From: [REDACTED]
Sent: Wednesday, 28 March 2012 8:05 PM
To: LEPreview
Cc: Tony Bowen; Murray Matson; paul pearce
Subject: Submission on draft LEP - Carr Street Coogee, between Kurawa & Beach Streets

Dear Sir

I object to the re-zoning proposal (as part of the draft LEP) for Carr Street Coogee, between Kurawa & Beach Streets.

This area is overwhelmingly residential. there are numerous private residences on and surrounding this area. A change from residential to commercial zoning could lead to a substantial increase in activity in this area. In addition, increased commercial related activities are likely to impact on the residential amenity of this neighbourhood, particularly with regard to noise. These impacts include (but are not limited to) patron arrival and departures, staffing of commercial premises, including break periods, delivery of goods, increased exhaust / smells (from cooking). This area already suffers from a parking deficiency, due to the demands from the beach, parks and the surf club and this demand would be greatly increased if an expanded range commercial activities were permitted.

It is noted that under residential zoning R3, which this area would be if a residential zoning is continued, includes, as permitted uses:

"hostels, hotel or motel accommodation, neighbourhood shops, restaurants or cafes, services apartments", these uses would appear more than adequate to meet any existing or suitable future needs for this part of Carr Street.

In contrast, the wider permitted uses under commercial zoning B1. permitted uses include:

Amusement centres, commercial premises (this includes pubs), entertainment facilities, function centres, registered clubs.

In my opinion, the permitted uses under the commercial zoning B1 are inappropriate for this part of Carr Street Coogee, especially given the proximity of many residential homes. Please do not proceed with this rezoning.

Yours faithfully

[REDACTED]
2012-03-28 20:51

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[REDACTED]

From: [REDACTED]
Sent: Sunday, 26 February 2012 10:56 AM
To: LEPreview; Office of the Mayor; Murray Matson
Subject: Objection to Proposed Commercial Rezoning of area in Carr Street between Beach Street and Kurrawa Avenue, Coogee.

Dear General Manager and Councillors

We live at [REDACTED] and we object to the proposed Rezoning for the following reasons. We think the rezoning will lead to inappropriate development on the sites mentioned.

The reasons are:

1) PARKING: We find that although we have preferred resident parking, it continues to be a huge problem to find parking in the [REDACTED] area. I am reliant on a car for my work which is inaccessible by public transport.

If the area is rezoned, development will proceed and this will dramatically increase pressures on parking. We already have the impact of parking from Barzura Cafe, Ceviche, Crown Plaza bars and the Coogee Surf Club. Additionally the children's playground, the rest of Grant Reserve, the beach itself and the coastal walkway also add parking demands.

2) ANTI-SOCIAL BEHAVIOUR: Judging by other commercial areas in Coogee, the likelihood of anti-social behaviour will occur and this is a serious concern for us in this area.

Regards

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

Sent from my iPad

From: Bang The Table [admin@bangthetable.com]
Sent: Wednesday, 28 March 2012 2:49 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 Councillors of Randwick council I strongly oppose the new rezoning of the Carr St precinct of Coogee Village from residential to Commercial. Why do you want to change something that everyone loves , a village atmosphere into a high rise traffic clogged version of somewhere else like the Gold coast or Cronulla, These places have no character and are soulless and just like thousands of other over developed seaside places which are a shadow of their former glory. Would they do this in Biarritz or Brighton? No, because they want to retain the special and unique environment that makes it special. We do not want the crowds, high rise buildings, the increased traffic and noise. Please leave it as it is. Please Keep Coogee a village. Regard [REDACTED]

**Upload and
attach your
Submission**

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Victoria Gavan

From: [REDACTED]
Sent: Monday, 2 April 2012 4:25 PM
To: Office of the Mayor
Cc: matson@ihug.com.au; [REDACTED]
Subject: Fw: NO-to Carr St re-zoning to commercial - Balance = High Quality Planning / needed

----- Original Message -----

[REDACTED]
To: <mayor@randwick.nsw.gov.au>
Cc: <coogee@parliament.nsw.gov.au>; <[REDACTED]>
 <anthony.andrews@randwick.nsw.gov.au>; <ted.seng@randwick.nsw.gov.au>;
 <paul.tracey@randwick.nsw.gov.au>; <[REDACTED]>
 <tony.bowen@randwick.nsw.gov.au>; <kiel.smith@randwick.nsw.gov.au>;
 <alan.white@randwick.nsw.gov.au>; <geoff.stevenson.@randwick.nsw.gov.au>;
 <bradley.hughes@randwick.nsw.gov.au>;
 <john.procopiadis@randwick.nsw.gov.au>;
 <robert.belleli@randwick.nsw.gov.au>; "[REDACTED]"
Sent: Monday, April 02, 2012 4:16 PM
Subject: NO-to Carr St re-zoning to commercial - Balance = High Quality Planning / needed

Dear Mayor, Scott Nash
 and Councillors of Randwick City Council,

High quality townplanning includes finding good balance on the many aspects that need to be considered.

Coogee Village has very vibrant commercially zoned sections along Coogee Bay road, extending to either side of Arden Street where it meets up near the beach and also along the North side of the Bay, as well as parts of Brook St. Intersection.

It is not accidental, that the South side of the Bay, including the lower part of Carr Street and adjoining Beach Street have NOT been zoned as Commercial. The existing business activities are kept very responsibly 'low key', by all involved, and project an atmosphere of serenity and invitation to respect and enjoy the beauty of Coogee Beach, regardless if you are young or old, by yourself or in small/ larger family groups, local or visiting; you feel welcome and invited to explore and enjoy what's on offer, in this quieter, easy to move around with a pram or walking stick, nature friendly part of the Bay.

It provides the BALANCE to the rest of Coogee Village, that's secret of it's popularity, it offers something valuable to most sections of the community.

So NO : To an increase in Commercial Zoning related activities,

- . Even less available car parking spaces for local residents and visitors.
- . More traffic and congestion on Beach St. with cars waiting for others to leave and take their vacated car parking space.
- . More noise.
- . More littering and overflowing garbage bins.
- . We experience the negative aspects of spill overs / anti social behaviour

as is, especially during summert time / evenings.
.
Potentially this would be drawn even more in this direction.
.
Less safety for the very popular children's playground with
regular

weekend birthday and family parties in the park.

Thank you Randwick City Councillors, you devote considerable efforts and energy with Coogee Beach, nearby Parks and Children's Playgrounds, infrastructure, cleaning etc.and in collaboration with other relevant agencies try to keep it well maintained and safe for the public to use day and night, 7 days a week.Year in/out.
You have achieved to make this a highly valued and desirable place for visitors to come and stay, for 'far' and near locals to enjoy by providing the ever increasing need for free play, access to nature, fresh air and serene quietness increasingly needed in todays busy live styles as a Balance.

Please realise the responsibility of keeping this balance. Economic Advantage has many angles and not just increased rate incomes.
Rezoning is essential for future population growth accommodation but ensure the BALANCE is kept right.

Thank you for giving us a chance to comment.
Thank you for considering my views.

Kind regards from your local resident,


Kind regards

[REDACTED]

From: [REDACTED]
Sent: Monday, 2 April 2012 12:11 PM
To: LEPreview
Subject: Draft LEP - Objection to rezoning of the southern end of the Coogee foreshore from residential to commercial

Dear LEP Team

This email is an objection to the rezoning of the southern end of the Coogee village foreshore from residential to commercial, for three key reasons.

First, this proposed rezoning is in far too close proximity to the foreshore and will rob the area of it's current community village layout, which is what makes Coogee unique and idyllic. A more reasonable rezoning to commercial would be further up Coogee Bay Road, rather than right on the beachfront.

Second, it's very disillusioning to think that this rezoning would go ahead without an impact study or a traffic study being properly conducted and provided to the public. Rezoning will increase traffic, impact the already restricted street parking in nearby streets and will open the way to overdevelopment and high impact use.

Third, the Coogee Beach foreshore has been recognised by the NSW Government Architect as a village, and this rezoning would fly in the face of the NSW Government Architect's classification.

Ultimately, commercial development of this block is inconsistent with the existing adjoining residential uses.

Regards

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 3 April 2012 9:33 AM
To: LEPreview
Subject: Rezoning the southern end of Coogee Beach

I am a Coogee resident. Coogee is, despite attempts over many years by past Councils and developers to turn it into an anonymous overdeveloped slum, still basically a village.

Coogee's charm and attraction to residents and visitors is dependent on its low key, low rise, slightly run down feel.

We do NOT need more commercial development on the southern end of the beach. This is inappropriate for this area. We do NOT need more restaurants, shops etc at this end of the beach. We need more homes and better parking and better traffic controls none of which will be achieved by the proposals before Council.

I strongly object to the LEP and will not support any council which brings it in its present form.

[REDACTED]

Sent from my iPad

[REDACTED]

From: [REDACTED]
Sent: Thursday, 15 March 2012 9:03 AM
To: LEPreview
Cc: Office of the Mayor; Murray Matson; coogee@parliament.nsw.gov.au;
m.woodsmith@optusnet.com.au; Paul Tracey; Tony Bowen; Kiel Smith
Subject: Rezoning of street front at Carr Street Coogee

Dear Sir or Madam

We most strongly object to the rezoning of Carr Street Coogee. This rezoning would completely destroy the lovely family and village atmosphere that exists at Coogee Beach. We do **NOT** need another commercial area, we do **NOT** want to become another Surfers Paradise.

What about the impact on neighbouring residential areas?

What about the extra noise - loss of parking - increased traffic in this currently uncluttered and relatively quiet end of the bay and the Reserves?

What about the loss of the village ambience of Coogee?

Please do not allow this rezoning to go ahead.

Yours sincerely

[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: Monday, 2 April 2012 3:41 PM
To: LEPreview
Subject: Draft LEP - objection to rezoning of the southern end of the Coogee foreshore from residential to commercial.

To whom it may concern

I wish to register my objection of the proposal to rezone the southern end of the Coogee foreshore from residential to commercial. It currently has adequate commercial developments and further commercial developments would detract significantly from the current ambience of the area.

Given the childrens' play area near by, it is an unwise decision to increase the traffic to the area by increasing commercial developments.

The local houses are also of great historic significance and beauty, and extra commercial developments would ruin the current appearance of the streetscape.

Yours sincerely
[REDACTED]
[REDACTED]

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From: Bang The Table [admin@bangthetable.com]
Sent: Monday, 2 April 2012 4:43 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**

2 April 2012 General Manager Randwick City Council 30 Frances Street Randwick NSW 2031 Re: Draft Comprehensive LEP – City of Randwick 2012 To Whom it May Concern Thank you for the chance to comment on the draft LEP. On reviewing the documents, there is one key point I would like to make regarding the draft plan. I am against turning the B1 Local Neighbourhood Centre at the end of Beach Street, South Coogee, into a B2 zone. This area of Coogee Beach has real significance from a seaside perspective: it is relatively low-rise and has a community feel. To open up to B2 zoning here would make way for larger developments that would change the local feel – and there are already plenty of B2 zones in the area to support the needs of locals. Coogee has had too many development of this nature in the past – out of context apartments and hotels that overshadow, over scale and threaten to scar the foreshore and headland like Surfers Paradise if more are built. Surely Randwick City Council has learnt from these mistakes. I appreciate your attention to this. Thank you. Yours sincerely

**Upload and
attach your
Submission**

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From: [REDACTED]
Sent: Sunday, 1 April 2012 8:23 PM
To: LEPreview
Cc: [REDACTED]
Subject: Draft Comprehensive LEP - Objection to up-zoning of Carr St.

The Mayor, Members of the Randwick Council, and the Highly regarded, and even higher paid, Managers of the Randwick City Corporation.

I thank you one and all for the work you do in governing well the municipality of Randwick on behalf of the residents of Randwick and Citizens of Australia.

I write as a resident of [REDACTED] to address that part of the LEP which is concerned with upzoning of that short stretch of the south side of Carr St that runs between Arden St and Beach St.

As the majority of this stretch is already occupied by commercial the move to make a change now to makes me curious. Why would such a change be seen to necessary after all these years when the only non commercial premises is a residential block of flats.

On the corner of Arden and Carr is a block of apartments known as 'The Coogee View' , the majority of which appear to be serviced apartments and therefore commercial. When I inspected the apartments for a possible home I found them to be very small with almost no storage and tiny bedrooms that could take only a double bed. Certainly not a place many could live in.

The two business premises have occupied the ground floor of the Coogee View ground floor in Carr St. since the building was completed. One a restaurant has had a number of different managements none of which has lasted long indicating that either the rent is too high or the site is just not good.

The other premise is a convenience store that has also had a few different owners certainly gives the appearance of not doing so well. Once either high rents or poor position.

Next on the corner of Kurrawa St and Carr St is a block of apartments that I suspect may be the core of the move to re-zone.

These apartments were built in the bad days of little thought for anything except maybe the summer short term holiday market. I had inspected them many times with a view to purchase but find also the small dimensions not conducive to pleasant living. I could see the the majority of owners would probably not be owner occupiers and therefore open to an imaginative business proposal that might increase their returns and help with their land tax bills, the summer letting period being so short and long term tenants being hard to find at a high rental.

There is an empty space used for maintenance vehicles parking that must scream out redevelopment to a wily developer. The theory must be empty space equals let's fill it up.

Next in line is Bazzura a seemingly well run business whose managers refit every two years or so and who enjoy a healthy daytime trade benefitting from its great location . This is a true Coogee success story. Above Bazzura is a successful Yoga studio that runs full classes in a range of Dynamic and highly marketable classes for Coogee's affluent body conscious residents.

Finally another success story is the Grand Pacific offering low budget beachside accommodation to a wide range of people from pensioners on budgets to Tradies wanting to avoid long drives to the South Central or North Coasts. ?There are many residents who might like to see a clean up of this building but an expensive facelift would probably mean higher rents and like the Coogee view restaurant and the convenience store high rents can mean bad business environment and lower profits. It can also mean a loss of tradition.

So what's the logic for the re-zoning Mr Mayor, Councillors and Randwick Managers?

Surely it cant be just to give a business licence to the block of small badly designed flats so that they can open more bars like the other end of the beach?

Bars or coffee shops. ?Does Coogee really need more of these? If it is bars can't Council see the insanity that takes over Coogee from midnite to dawn four nights a week? The Police are not resourced well enough to cope with it, Council Rangers have no power.?

Are resident's needs and amenity to be ?ignored so that twenty years olds can experience their rites of passage with 3am closing bars that allow them to get blind drunk and then spew out on to the road fighting and vomiting or just shouting their way back up the hills waking residents as they go.?

All this without any responsibility for the neighbourhoods they spoil and disrupt. ?11pm closing is one thing but 3am ! ?There are plenty of business site available in the close vicinity don't be steamrollered by short term profit makers.

?And we all see signs put up by Council banning Alcohol consumption being ignored by drinkers and Council. The only ones to benefit are the ones selling alcohol the drug that kills and damages without care or responsibility. Am I wrong here? Go and have a look any Friday or Saturday between Coogee Bay Inn and the Beach Palace Hotel between midnight and 1am! Please!

One of the most shocking sights I saw last year was a debate abandoned in council chambers because the majority of Councilours had to withdraw because they had taken support from a member of the Hotels Association. Coogee is not just an sales opportunity for the alcohol industry. Enough is enough.

But to the point I respectfully ask that Council not to re-zone Carr St. Between Arden St. And Beach from residential to business and to ensure that any businesses operated in this zone cease business by 11pm.

Yours sincerely



Sent from my iPad



[REDACTED]

From: Bang The Table [admin@bangthetable.com]
Sent: Sunday, 1 April 2012 10:18 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**

I am very concerned that Council is proposing to rezone part of the Coogee Bay foreshore which is currently residential to a commercial zoning. This would affect Carr Street - the block which contains the Barzura [which can operate as a restaurant under existing use rights], the Grand Pacific which operates as a low cost residential hostel and a block of units. This is currently the quiet end of Coogee - free of the noise, late night trading, and alcohol -fuelled violence that unfortunately is a reality around the Coogee Bay Hotel and the Beach Palace Hotel. This peaceful ambience and family friendly area is under threat should commercial zoning go ahead. there are always shops for lease in Coogee Bay Road - there is no shortage of commercial opportunities available. It is unnecessary to create any more commercial space in Coogee. Please keep this area as it is and do NOT zone it for commercial use. Thank you.

**Upload and
attach your
Submission**

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

From: Bang The Table [admin@bangthetable.com]
Sent: Sunday, 1 April 2012 10:37 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 strongly object to the Council proposal to rezone part of the Coogee Bay foreshore(which is currently residential) to a commercial zoning. This area is a haven accessible to all who live in and visit the Coogee foreshore. It is lively place with a cafe (that serve dinner too), a private hotel and a yoga studio and a block of units. Although it is often buzzing , it has a village ambience and feels safe and friendly! It is protected from the more unsavoury elements that sometimes pervade Coogee Bay Rd and the Northern foreshore area around the Beach Palace Hotel.let's keep it this way and keep it residential! Thank you.

**Upload and
attach your
Submission**

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

[REDACTED]

From: [REDACTED]
Sent: Monday, 2 April 2012 5:10 PM
To: LEPreview
Cc: [REDACTED]
Subject: Coogee Re-zoning

To whom it may concern,

I am writing to formally object to the new proposed re-zoning at Coogee Beach. If that bottom end of Carr St, opposite the SLSC is changed from residential to commercial, there will be dramatic changes for rate-paying locals.

1. Increased traffic

The increase in vehicular traffic will put further pressure on the already insufficient parking on Carr and Beach Sts. Most Apartments on Beach St are without garages, so available onroad parking is vital.

2. Detrimental to existing quiet small businesses The current small businesses at the end of Carr St depend on locals to support their businesses, especially in the cooler months. As a local who is able to walk to both the yoga studio (LivingRoom) and Barzura, I am aware that there are many people who have to drive to access those businesses. Fellow residents are already loathe to visit those businesses during peak periods of the day, due to the current difficulty in finding parking.

Re-zoning would drive local residents away from businesses that are run by locals!!!

2. Noise pollution

At the moment, the majority of vehicles at that end of Carr and Beach Streets are cars, but if it becomes a commercial zone, large delivery vehicles will be a daily occurrence, along with increased need for rubbish removals; all these vehicles will have an adverse effect for the existing high density housing. Residents will be subjected to much noisier and obtrusive vehicles at unsociable hours.

If commercial ventures were to be built on that land, late night noise of patrons entering and leaving premises will be another problem for surrounding residents.

3. Dangerous for families

The proposed new commercial zone is directly opposite the SLSC, the designated children's park and the family BBQs. This means that these once family-friendly locations will become impossible to park near, and dangerous for youngsters near what will become a busy road regularly carrying heavy vehicles.

To make such a change to the current zoning will alienate thousands of rate payers and voters.

Sincerely,
[REDACTED]
[REDACTED]
[REDACTED]

Sent from my iPad

D01459301

[REDACTED]

From: [REDACTED]
Sent: Monday, 2 April 2012 5:40 PM
To: LEPreview
Subject: Draft LEP - objection to rezoning of the southern end of the Coogee foreshore from residential to commercial

To Whom It May Concern,

I am writing to object to the proposed rezoning of the Coogee bay foreshore from residential to commercial. I have been a local resident for near on 8 years and enjoy the fact that Coogee has remained relatively undeveloped compared to the likes of Bondi, which renders it still an aesthetically pleasing place to spend time.

I hope that Coogee can remain as a pleasant mix of community, business and tourism By retaining the residential zoning immediately around the bay.

Sincerely,

[REDACTED]
[REDACTED] at
[REDACTED]

Sent from my iPhone

From: [REDACTED]
Sent: Sunday, 25 March 2012 11:15 AM
To: LEPreview
Cc: office@hazzard.minister.nsw.gov.au
Subject: Draft LEP 2012

To Whom it My Concern

I strongly oppose the proposed changes in the Draft LEP 2012. Coogee should be kept a village and not a high density ugly metropolis full of commercial buildings. Coogee already has a fifth of Randwick's population in a twelfth of the area. I also think the development standards should be strengthened to make them mandatory rules.

[REDACTED]
[REDACTED]
[REDACTED]

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[REDACTED]

From: Bang The Table [admin@bangthetable.com]
Sent: Monday, 2 April 2012 6:19 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 South Coogee

Type your Submission I object to the proposed rezoning of the south Coogee bay foreshore (Carr Street block containing Barzura restaurant, Grand Pacific hostel and block of units). The proposed rezoning will change the quiet nature and atmosphere of that end of Coogee. There is no need to add further commercialisation to Coogee Bay. The proposed rezoning does not address the resulting traffic, noise and alcohol related problems adequately.

Upload and attach your Submission

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

From: Bang The Table [admin@bangthetable.com]
Sent: Monday, 2 April 2012 9:04 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**

My feedback on the draft LEP consists of 2 parts. Firstly I believe that the commercialisation of the southern section (Carr St) will produce a range of negative effects on the area, specifically an increase in traffic and more pressure on parking, an increase in noise and anti-social behaviour which will harm the ambience of this iconic section of Coogee. It puts at risk the landmark Grand Pacific (while it is run down currently, it has significant heritage value) and this should be avoided at all costs. Tourists who visit Coogee all remark at the natural beauty and this is what draws people to the suburb. Adding more built environment will harm the suburbs natural appeal and while property owners should have a right to add value, they should not have the power to undermine the integrity of the suburb. Not so long ago some 17,000 people signed their opposition to another inappropriate development proposal. Secondly is my concern of the removal of wall heights from the LEP especially as there is no draft DCP accompanying the document.

**Upload and
attach your
Submission**

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[REDACTED]

From: [REDACTED]
Sent: Sunday, 1 April 2012 3:12 PM
To: LEPreview
Subject: Rezoning

Randwick Council

Re: rezoning the south end of the beach from residential to commercial.

As a Coogee resident [REDACTED] on the north end of the beach, I would like to support objections to the rezoning of the south end of the beach. There are so many impacts that have to be managed with the proposal to rezone. The community spirit of our suburb is something worth preserving – so where is the public in this decision making enterprise?

There have been many threats to the area from proposals that impact on neighbours and friends. The bay attracts many visitors for the natural beauty of the place. Yet, every morning I pick up rubbish on the beach by the bag load, even after the tractor has been through – and feel awfully sad that there is already so much garbage in the areas where I snorkel. The bottles, cans, coffee cups and lids are just multiplying ... it is a shame to see this trend. The same is true of the park opposite, where people come to 'use' the place rather than respect it and leave it as they would if it were their own front yard. And when it comes to parking ... the weekends and holidays are times when it is almost impossible to get parking in our street or those nearby.

Before any rezoning is considered, the impacts of such a proposal need to be made very clear to local businesses and residents. The public needs to be engaged, the debates need to be had, and all parties need to know about what the pros and cons are of such a decision. Clearly, these changes have a cost that many would need to be mindful of so that transparency is up there with community impact and sustainability.

As our local council, it would be wise to engage with those you represent. We have bought our properties because we love this place. We have had to voice our opinions on occasions when different interests threaten to make changes that have to be tolerated or lived with ... rather than welcomed or advocated for by residents.

Sincerely,
Jo

[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: Saturday, 31 March 2012 6:12 PM
To: LEPreview
Subject: Coogee planning

In any planned development for Coogee I believe there is a fundamental principle that must be kept in mind and that is that there needs to be a balance between busy areas and areas of quiet. In a painting there needs to be an area for the eye to rest.

At present the busy areas are Coogee Bay Rd and the Beach Palace area at the northern end of the beach.

The southern end is quieter.

The outside area at the Barzura is quiet. The southern end does not have the stimulation of the northern end but it is a quiet reflective area which leads on to the park, the playground and the coastal walk. Even the playground shielded by trees is not noisy. At present there is a beautiful balance. I would regret further commercial development on the southern end as there would be no escape to enjoy the natural environment that Coogee offers.

[REDACTED]

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Monday 2nd April 2012

Submission on Randwick Draft LEP 2012

I strongly oppose the proposed rezoning of 58-64 Carr St Coogee NSW 2034 from Residential to Commercial (B2 Local Centre) in the Randwick Draft LEP 2012 for the following reasons:

- I believe this proposed rezoning is a significant and irreversible change to the foreshore area. The southern end of Coogee Bay is the quiet end of the bay; this would change forever with any increase in or intensification of commercial activity.
- The present residential zoning with its limited commercial use provides a buffer for the residents to the south from the commercial intensification of the Coogee town centre.
- The above mentioned buffer also allows other residents of Coogee to enjoy the bay and foreshore without the crowds and associated noise.
- Evidence from the northern end of Coogee Bay indicates that intensification of commercial activity leads to noise, disturbance, rubbish, bright lighting, advertising, drunken behaviour on the streets all of which undermine the amenity of nearby residents and detract from the ambience of Coogee.
- The Draft LEP 2012 shows building heights for 58-64 Carr St remaining the same as they are in the current LEP 1998 but the value of the properties after rezoning will almost certainly guarantee that these height controls will be challenged.
- The rezoning to commercial opens up the possibility that another large alcohol venue will be allowed. I believe an owner in this strip (58-64 Carr St Coogee) has already indicated that they wish to develop a bar/restaurant at the ground floor if the area is rezoned commercial. We do not need any more large alcohol venues in the Coogee bay area.

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Thursday, 1 March 2012 8:34 PM
To: LEPreview
Cc: Office of the Mayor; coogee@parliament.nsw.gov.au; murray.matson@randwick.gov.au;
General Manager
Subject: Proposed commercial zoning space at southern end of Coogee Beach URGENT

Dear Responsible Parties,

It is hard to imagine why we need any more commercial activity in Coogee. Already we are bursting at the seams. Do we proud residents of Coogee have to make even more effort to live with additional traffic, jockeying for our parking spaces, dealing with the additional noise that always comes with any kind of commercial space and no matter how well the planning, the anti-social behaviours that can inevitably result?

Long ago we said goodbye to the northern end of our beach. We fought hard to keep the now Holiday Inn Hotel to a height that at least did not threaten our beach sun in Gold Coast fashion. What remains of the residential south end provides a refuge for our children (and their otherwise frazzled parents) in our parks, our sea walks, the pools we enjoy. We have somehow adjusted to having to park blocks from our homes, having to be ever vigilant when trying to grab a spot that might become free when we have loads to carry.

But mostly it is the **character** of our particular piece of heaven. The ambiance of our once sleepy corner. Who's interests are putting this under threat? And how can that be? And why would you, who bear judgement in such matters, even consider putting this proposal up?

Two decades ago I set off with my 4 year old son, and with other caring Coogee neighbours, to plant trees and shrubs along the newly-developed beach front and southern foreshore. My then ageing mum, now gone, came along with us. There's a tree that is forever 'mum's tree'. As a family we have watched those trees grow, along with our kids, a symbol of the freedoms, principles and beauty they were privileged to grow up with.

So listen guys and gals - PLEASE DO NOT DESTROY THIS END OF TOWN! It means the world to many of us, and many more we don't know about. "Development" is often exactly the reverse.

As a postscript, it amuses me a little that when I tried to enclose my terrace, already with a roof above it, I was forbidden by Council to do so. No neighbours overlooked it. It obstructed nothing. I couldn't in effect move my existing door a few metres further out, because of "fire regulations". Insanity. Something seems wrong somewhere.....

Yours sincerely

[REDACTED]

From: [REDACTED]
Sent: Wednesday, 29 February 2012 10:14 PM
To: LEPreview
Subject: Rezoning Application for Windsor Towers @ 58 Carr Street, Coogee.

Members of Randwick Council,

The proposal to rezone the area east of Kurrawa Avenue from residential to commercial is of much concern to those of us who live in its vicinity. My husband and I are the owners of two apartments at [REDACTED] and are very concerned about the effect such rezoning would have on this primarily residential area.

Parking has always been a problem, especially in summer when it becomes almost impossible. Proposed changes will exacerbate this problem - those owners at 58 Carr Street, who currently park on their premises, will be forced to seek alternative space. Any commercial establishments will only create further chaos as customers seek access to their businesses. The traffic build-up will not enhance the attraction of Coogee Beach, particularly at the south end where the lifesaving club and the pool are located. Many mothers take their small children to the pool and crossing the street will become even more dangerous than it is at present.

Commercial businesses will of course create additional garbage and its removal block access to Kurrawa Street and will make more noise than the neighbourhood currently suffers. Guests who stay at the Coogee View should be entitled to the peaceful area for which it is renowned. This is a quiet residential street and the two licensed premises (Ceviche and Barzura) in the immediate area, along with the corner grocery already provide sufficient services to the area.

Please keep this neighbourhood in the residential zone.

Yours sincerely,

[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: Tuesday, 28 February 2012 12:51 PM
To: LEPreview
Cc: Office of the Mayor; Murray Matson; m.woodsmith@optusnet.com.au; Kiel Smith; Paul Tracey; Bradley Hughes; coogee@parliament.nsw.gov.au; savecoogeebeach@gmail.com
Subject: Coogee resident says NO to rezoning

Dear Sir/Madam

I am writing to express my concerns and objections about the proposed development of the south end of Coogee Beach - the street front at Carr Street.

As a long time resident of Coogee - over 12 years - I value and treasure the unique ambience that Coogee Beach has to offer. This includes the beautiful Dunningham Park headland on the northern end of the beach, and the quieter relaxed residential feel still very much intact at the southern end.

I daily swim at the beach or local rock pools including Wylie's and McIvers Baths. Either walking from the north of Arden St, or driving, I enjoy the change of pace I feel in Carr St, off the busy thoroughfare that is Arden St. I often bump into friends and can always find a park.

I appreciate the low cost housing still available in pockets of Coogee - and on the corner of Carr St and Beach Rd - and am glad that Coogee can still be called home to a cross-section of people from differing socio-economic groups.

I would really hate to see increased traffic with attendant noise and pollution levels - the noise of the beer delivery trucks at the Palace Hotel has to be heard to be believed - , businesses taking over where people now live, increased hustle and bustle around the surf club. I would really hate to see developments with bars, pubs and other licensed venues taking over this part of Coogee. There are plenty of hotels, pubs and bars along the beachfront. Why do we need more?

I strongly urge Randwick Council to listen to its residents and to STOP this development from going ahead.

thank you

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 28 February 2012 12:11 PM
To: LEPreview
Subject: Objections to portions of LEP

Dear Council Members

I am writing to make an objection to the rezoning of Carr St to a Commercial Zone...

This is the wrong thing to do because:

There are already sufficient commercial establishments in that area : Barzura - mixed corner shop - restaurant at Arden St and the SLSC on the corner... these current establishments combined offer all that would be needed in such a small area....

The existing outlets already are blended into the area and cause minimal disruption and are complimentary to the residential area surrounding them...

To add any more outlets will cause an increase in road traffic (already at a peak most days) - reduce the already skimpy parking capabilities - an increase in noise and the potential for an increase in anti-social behaviour that would mirror the same type of patron that exhibits themselves at the pub at the other end of the beach

Coogee DOES NOT NEED another liquor outlet... the beach is already surrounded on the North and West by drinking establishments... one of the reasons people come to that end of the beach is the relative peace and quiet compared to the other end...

These developments will reduce the value of the surrounding residential area due to the proximity of another loud drinking water hole that will only profit the owners of the building in which it sits...

If this proposed amendment to the zoning of this area is passed, the Council should be prepared for an increase in complaints for late night noise, motoring incidents, a regular police involvement in maintenance of civil order...

The local residents have a right to peace and quiet and non-interference with their lifestyle... we bought our properties in this area for those reasons... the Council is now presenting us with reasons for not being here...

Your reasoning : "Rezoningwould be complementary to the adjoining business zone" [appendix 8]. is specious and an insult to any person who objectively looks at the existing businesses in that small area...

This is a non-progressive enrichment of the area... it is a retrospective land grab that will satisfy only the owners of the newly inserted establishments and fill their greedy pockets with money and fill our ears with noise and a reduction in the tranquility of the area...

I have been a rate paying Coogee resident since 1986... I enjoy the area immensely... this change in zoning will not enhance nor improve South Coogee...

Do not pass this re-zoning measure...

Kind Regards

[REDACTED]

From: [REDACTED]
Sent: Saturday, 24 March 2012 3:11 PM
To: LEPreview
Subject: Draft Comprehensive LEP - objection to expansion of commercial rezoning in Coogee bay

Hello,

I'm writing to voice my objection to the proposed commercial rezoning in Coogee bay.

As a homeowner and resident in [REDACTED] Coogee, for almost 3 years; and having lived near the bay in other streets for 4 years prior, I strongly believe that introducing commercial zoning into current residential areas would be a deep mistake. Also it would be a mistake that could not easily be reversed, no less.

Coogee has many charms - please don't spoil this special place. There already are many commercial areas in Coogee, which service the needs of the local community well. Increasing the commercial zoning in Coogee would undoubtedly change the current feel of this suburb - a suburb that many have chosen to live in due to its unique ambiance.

Further, parking is already a significant problem in the area, and creating more businesses would drive even more traffic to the environs. Currently the significant parking problems seem to be on weekends during the day, but if more restaurants were to open along the bay, this would push the demand for parking even later into the day/evening, further negatively impacting residents. Coogee has not been created with these additional business areas in mind, and we do not have the infrastructure to accept the burden without affecting residents.

Please don't make life more logistically difficult for residents, nor compromise our serenity. Please leave the zoning as it currently is.

[REDACTED]

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From: [REDACTED]
Sent: Sunday, 25 March 2012 12:24 PM
To: LEPreview
Subject: Fwd:

[REDACTED]

To all Randwick Councillors,

We would again like to voice our complete objection to the proposal to rezone three blocks the southern end of Coogee beach, all facing Carr Street, from Kurraba Avenue to Beach Street, from Residential to Commercial..

We believe the pressure for the rezoning is being pushed by non resident owners of property, with absolutly no consideration to the existing residents, just for their own commercial gain.

We ask all Councillors to vote against this rezoning.

Coogee retains a village and family atmosphere, rare enough now, sited in a valley, and this atmosphere will be obliterated if this proposal are sucessful. Surely there could be one small corner left in the beachside horseshoe remaining residential, without the pressure of alcohol and the resulting problems, The last thing we need down our corner is another Palace, Coogee Bay or Crown Plaza, there is enough already around our beach front.

Parking is a problem already, day and night, even in the quieter months, where will all these extra patrons park? The area will lose any peace it still retains.

I would like to ask all Councillors to visit the area early on rubbish collection morning, half the garbage bins belonging to Windsor Towers, 58 Carr Street Coogee, are placed on the neighbours footpath because already they do not have the space on their own area, where will all the extra garbage bins be placed when if the occupancy is to be expanded furthur, outside more residences? The building already is far higher and more floor ratio than desirable, or allowed at present, and they want more!

[REDACTED]

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From: [REDACTED]
Sent: Friday, 23 March 2012 3:17 PM
To: LEPreview
Cc: savecoogeebeach@gmail.com; Office of the Mayor; matson@ihug.com.au; m.woodsmith@optusnet.com.au; Kiel Smith; Paul Tracey; Bradley Hughes; coogee@parliament.nsw.gov.au
Subject: RANDWICK DRAFT LEP
Attachments: Windsor Towers 58 Carr St.JPG; Coogee View 56 Carr St.JPG

I object to the proposal in the draft LEP to include the area bounded by Beach & Carr Sts and Kurrawa Avenue, Coogee as an extension of the commercial centre of Coogee.

I understand that the businesses currently operating in this area do so by virtue of existing use provisions. Their proximity to substantial numbers of residential lots already results in some loss of residential amenity and neighbourhood stress.

Proclaiming the area B2 Local Centre would allow these businesses to expand and new businesses to become established, with the potential for large scale alienation of residential amenity in both the immediate and more distant neighbourhoods. The obvious stress factors include traffic and crowd noise and loss of neighbourhood parking. Even worse would be the establishment of licensed venues, which would irreversibly change the nature of this community.

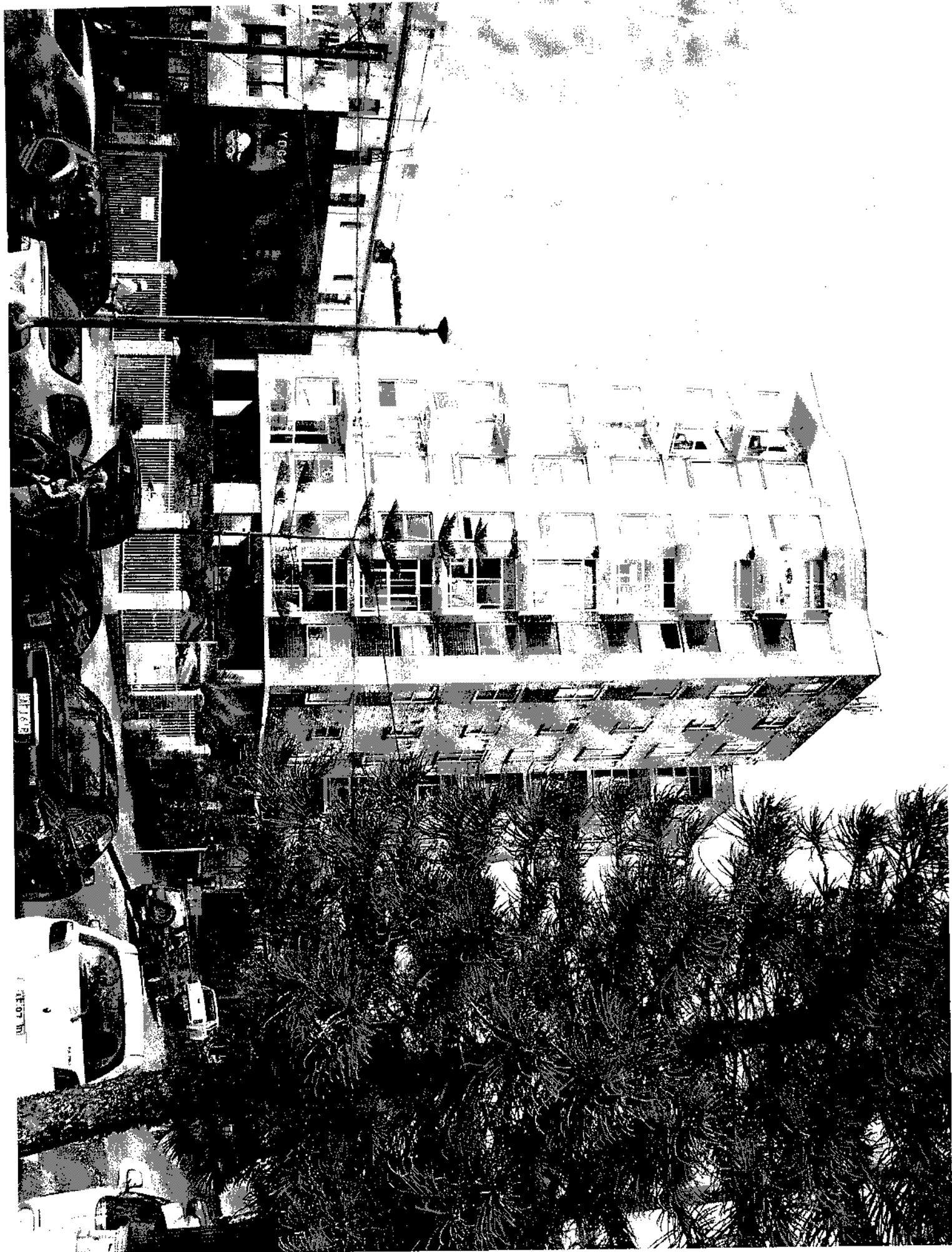
I would be very disappointed to see any renovation for commercial purposes of the characteristically mid century unit block at Windsor Towers, 58 Carr St., which displays evidence of thoughtful aesthetic beachside design. I enclose a picture which shows the balconies angled to preserve privacy and the unusual blue tiles beneath the windows contrasting with the white trim, alluding to its coastal location. Compare this with the modern version of a mixed commercial/residential block on the opposite corner, The Coogee View, 56 Carr St., with its bulky and featureless podium topped with a characterless and bland apartment block.

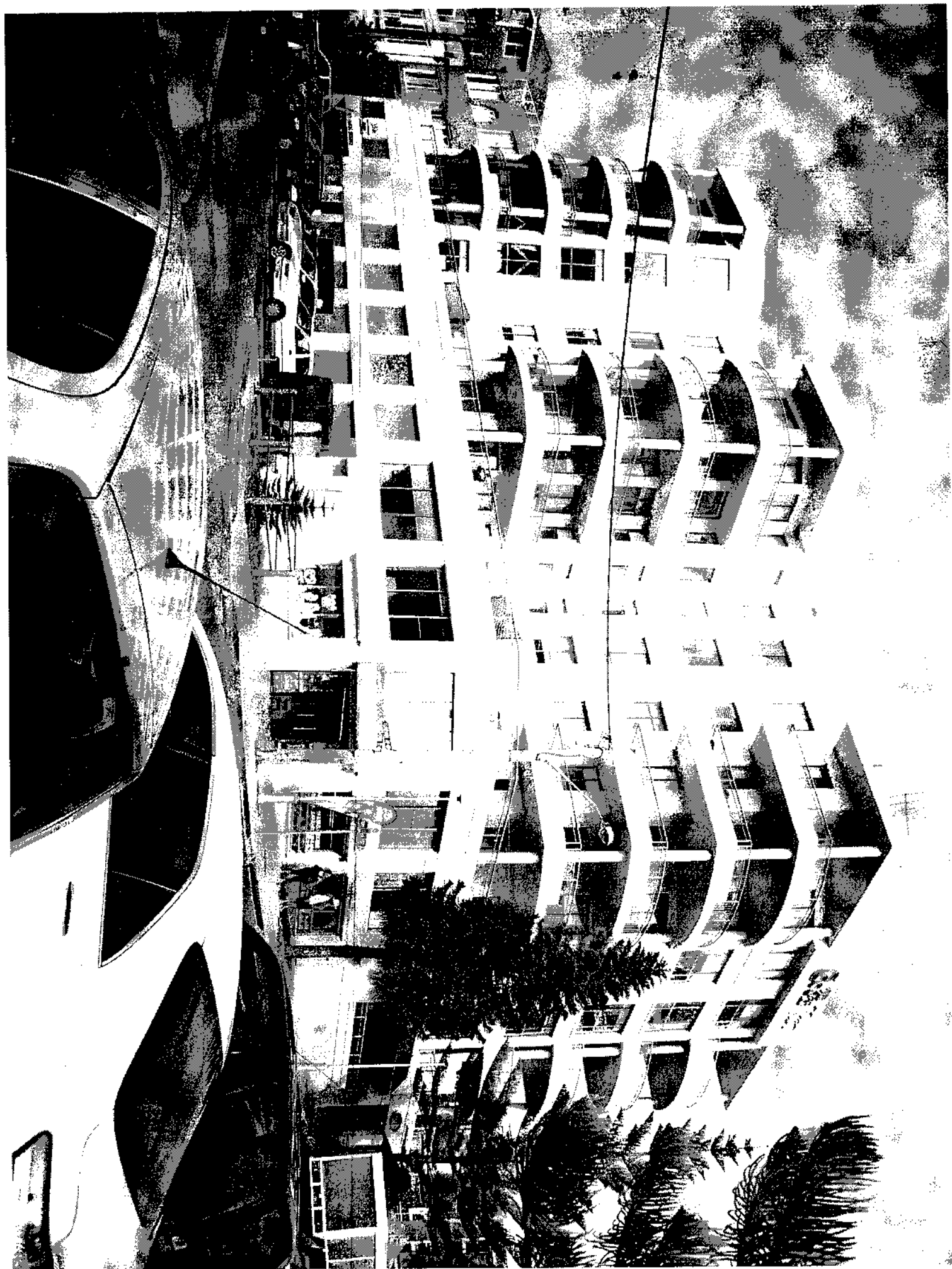
The proposed rezoning of the area would provide a strong incentive for the owners of Windsor Towers to renovate in a similar style and add a bulky podium for commercial use, resulting in the loss of much of Coogee's beachside character and charm.

I strongly urge you to reconsider this part of the draft LEP and leave the zoning of the area as it is.

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

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From: [REDACTED]
Sent: Friday, 23 March 2012 2:39 PM
To: LEPreview
Subject: Draft Comprehensive LEP for Randwick - objection to commercial zoning of Carr Street

Dear Sir/Madam

I am a Coogee resident and object strongly to the proposal in the draft LEP concerning the rezoning from residential to commercial of 58 - 64 Carr Street.

I live in [REDACTED] away from the noise and other problems of the bay area but I walk along the promenade and south to Wylies Baths often. We do not need any more cafes, restaurants, bars etc in Coogee. There are enough. Many struggle to get through the winter months and any quality restaurants do not last long.

The southern end of the bay is residential and people would have bought in the area on this understanding. It does not seem fair to inflict the noise resulting from commercial activity or the pressure on street parking on the nearby residents, let alone the impact of increased garbage removal and delivery vehicles.

I would not wish to see the south end of the bay in the same situation as the northern end. The area from Arcadia to Dolphin Streets is often the scene of garbage pile ups and rubbish on the footpath and there is often evidence of anti-social behaviour. I attended an information session at Council and was told that Council would deal with these matters, but Council is still not dealing with them. Extending the commercial area of Coogee would just make these matters worse for both residents and visitors alike.

The uniqueness and attraction of Coogee is that it is not overdeveloped. What is proposed in the draft LEP will allow for the over-development at the southern end of Coogee Bay which would inevitably follow. I strongly urge you to amend the draft LEP so that the zoning of 58 - 64 Carr Street remains residential.

Yours sincerely,
[REDACTED]
[REDACTED]

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From: [REDACTED]
Sent: Friday, 23 March 2012 2:17 PM
To: LEPreview
Subject: Draft Comprehensive LEP: Objection to commercial rezoning of Carr Street

Objection to Draft LEP - rezoning of Carr Street from residential to commercial

I live in [REDACTED] Coogee and am only too aware of the problems getting street parking now. Any additional commercial activity in Carr Street will have a flow on impact to Beach and Dudley Streets from the additional traffic generated. The area is high density and full of apartments THERE IS NO PARKING !!!!!!!

Council may say that most patrons (of any additional restaurant or bar or cafe etc) would be local with the implication that they would walk to the restaurant or whatever and hence there would be no traffic generated by this rezoning (Planning Committee report 6 December 2011). However there is no evidence provided for this statement. I have lived in Coogee for much of my life and it is not my experience that most people coming to local restaurants and cafes etc walk - not even locals.

Also Grant Reserve needs to be preserved and I fear that re zoning may impact on the integrity of the park. In 2010 local residents fought against the handing over of Grant Reserve to a football team and a key argument was the impact on parking. Councillors supported the residents on that occasion and we hope that Councillors do so again and reject this proposal to rezone Carr Street commercial when it comes time to vote on the draft LEP?

Sincerely,
[REDACTED]

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From: [REDACTED]
Sent: Thursday, 22 March 2012 3:54 PM
To: LEPreview
Cc: Office of the Mayor; Tony Bowen; coogee@parliament.nsw.gov.au; matson@ihug.com.au; Kiel Smith; Paul Tracey; m.woodsmith@optusnet.com.au; Robert Belleli; John Procopiadis; Geoff Stevenson; Bradley Hughes; Anthony Andrews; [REDACTED] keepcoogeeavillage@gmail.com)
Subject: Draft Comprehensive LEP - Objection to rezoning of 58 - 64 Carr St

I live in [REDACTED] and wish to object to this new proposal to rezone what is currently Residential (2C) to Commercial. I have previously objected to the rezoning of 58-60 Carr St but now understand there is a submission to rezone the whole block which would be disastrous for Coogee.

Zoning 58-64 Carr St as Commercial will bring the possibility of more alcohol based businesses to the Coogee area and most probably accentuate the problems we have, further inconveniencing and affecting the residents of Coogee and the rest of Randwick Council's jurisdiction.

Rezoning 58-64 Carr St will:

- Increase already congested traffic in the area;
- Add further pressure on scarce parking both day and night by clients and staff of the existing residential and commercial premises;
- Increase noise from any likely commercial use which will impact residents of the Coogee Bay area (it is a natural amphitheatre that noise bounces around in and affects many homes away from the beach and up the stepped rise of Coogee);
- Increase advertising and commercial lighting;
- Increase commercial deliveries; and
- Increase early morning garbage collections which are very noisy and usually occur in the early hours of the morning.

All of these excesses impact residents of the Coogee area.

Everyone who lives near or uses Coogee Bay Road and Arden Streets knows that commercial operations have a massive impact on a neighbourhood. The problems associated with current liquor outlets and licensed venues – anti-social behaviour, violence, destruction of property, disposal of refuse by patrons and pools of vomit as examples - problems which are currently beyond the Council's ability to solve, will only be exaggerated.

The area in Carr Street is zoned residential and has been zoned this way for some 40-50 years. Most of the present residents would have bought into the area safe in the knowledge that that end of the bay would not be as noisy as other parts of the bay or have the same problems. Now due to the specific requests from two properties, this area is under review to be rezoned for intense commercial activity - to their financial gain and the community's loss. This is just not on. This is predominantly a residential area and should stay that way. It is also a quieter part of Coogee and people appreciate it as it is. It has its own character which adds to the fine character of Coogee – a mix of old and historic tradition, 70s kitsch and modern contemporary architecture which makes Coogee today the place loved by many locals and visitors alike.

When it comes time for Council to seriously consider this proposed rezoning I hope that those making the decision will heed my objection and the many others that will flow once word gets out about this plan. Please don't just vote for your ward but in the interests of Randwick City as a whole. It will affect everyone.

[REDACTED]
From: [REDACTED]
Sent: Thursday, 22 March 2012 8:46 PM
To: LEPreview
Subject: Objection to re-zoning of 58--64 Carr St

As I have lived in the Coogee/Sth Coogee area for 30 yrs it disgusts me that you would think of rezoning part of Carr St. that is currently Residential to Commercial--enough is enough in this already built-up wonderful Village.

Yours sincerely
[REDACTED]

From: [REDACTED]
Sent: Tuesday, 20 March 2012 2:49 PM
To: LEPreview
Subject: Draft LEP for Randwick: Commercial zoning of Carr Street objection

Dear Sir/Madam

I object to the proposed rezoning from residential to commercial of the southern end of Coogee. I live in [REDACTED] Coogee in an area adjoining commercial premises and I know at first hand the disruption and noise that goes along with commercial activity and how it impacts on residents and how little Council can do to help. I would not want this to happen to the southern end of the bay which is a quiet refuge from the rest of the built up part of the bay. Coogee is already over-commercialised and does not need any more restaurants or bars of whatever is planned. Coogee does not need any further intensification of commercial activity.

Please do not support this rezoning proposal.

Yours faithfully
[REDACTED]

P Please consider the environment before printing this email

IMPORTANT INFORMATION - PLEASE READ

[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: Saturday, 24 March 2012 8:18 PM
To: LEPreview
Cc: Office of the Mayor; Tony Bowen; coogee@parliament.nsw.gov.au; matson@ihug.com.au; Kiel Smith; Paul Tracey; m.woodsmith@optusnet.com.au; Robert Belleli; John Procopiadis; Geoff Stevenson; Bradley Hughes; Anthony Andrews
Subject: Draft comprehensive LEP - Objection to expansion of commercial zoning of Carr Street

Please do not turn Coogee Beach into the Gold Coast. There are very few natural areas that can be enjoyed in the Eastern Suburbs. When I look away from the shops, I can enjoy the natural environment. Coogee Beach has enough shops and it has too many pubs. It is one of the major hot spots in terms of alcohol related violence. I was shocked when I listened to the news and I found that police consider Coogee to be just as dangerous as Kings Cross.

I try to avoid Coogee Beach on most evenings because I do not want to be caught up in the violence. That is the time that most people will be drunk. All of the violence seems to originate from the commercial area. A man was murdered in a Kebab shop recently!

There are already too many cars on the road. The drivers are extremely aggressive and they behave as if pedestrians are pests. I go to the beach in order to relax and to get some exercise. It's very stressful to have to run across the road in order to avoid being hit by a car. The drivers do not stop their car for pedestrians. If they slow down then they continue moving their car towards the pedestrian as the pedestrian is crossing the road. It is very stupid and dangerous behavior. It is dangerous for pedestrians. You want to put more cars on the road by bringing in more shops and making the place more commercial. If you want to do something useful then please ensure there are more police on the road so that drivers will stop hitting so many pedestrians. I have seen horrific accidents involving pedestrians being hit by cars. It was extremely traumatizing for me.

I think there are enough shops in Coogee Beach. I don't need anymore. The Government wants more people to do exercise. Coogee Beach and the Coastal Walk are natural places that can be enjoyed while people do some exercise. If you make it become more commercial then it will be just like any other ugly, built up, and overcrowded area in the city.

Please take note of the quotes below:

"Both options A and B are seen as too high as they break the established 3-4 storey built form in the Coogee Bay village and intrude into the view catchment. They place too much height and bulk into the valley floor." **Government Architect**

3 June 2010 The "Campaign to Keep Coogee a Village", run by locals passionate about ensuring any development of the Coogee Bay Hotel compiles with local planning laws, has reached a milestone. The Keep Coogee a Village petition, is the largest single issue petition ever presented to the NSW Parliament, with 11,600 signatures and growing.

Regards,
[REDACTED]
[REDACTED]
[REDACTED]

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

Tuesday, 20 March 2012 11:25 AM

To whom it may concern

We object to the proposed rezoning from residential to commercial of the southern end of Coogee. This is a residential area and when they bought in this part of Carr Street was zoned residential. It is also a relatively quiet part of Coogee compared with the rest of the bay area. Much of the rest of the bay is already over commercialized with licensed venues etc so much so that Coogee is in danger of losing the very thing thing that makes it special - its low key ambience and the fact that it is NOT Bondi! Coogee does not need any further intensification of commercial activity. It certainly cannot support the traffic or parking needs of more visitors coming to the area day and night.

[REDACTED]

[REDACTED]

[REDACTED]

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

Objection to rezoning of Carr St Coogee from Residential to Commercial

As a long term active resident in the local area I am well aware of the history of abuse to society and the environment which has accompanied over commercialization in such a small location as Coogee Bay. Residents have needed to repeatedly take action to dampen overzealous commercialization and its impacts in this heavily populated location. This more recent push in the form of a Draft LEP to re-zone from residential to commercial the locations on Carr Street between Kurrawa Avenue and Beach Street is totally misplaced.

Despite there being many detailed objections to the original application to rezone 58-60 Carr Street the matter went forward to be included in the draft LEP at the Council Planning meeting on 6 December 2011 along with 62 and 64 Carr Street.

In the Report to Council [M26/11] the objections were dismissed as being primarily DA in nature to be resolved at the assessment phase. Issues dismissed in this way included car parking, traffic, noise and access and impact on amenity. The report states that it was concerned with analyzing *"the land use suitability for business/retail uses...and therefore the following analysis of the rezoning of the site is conducted from a broad, strategic planning perspective..."* The Report goes on to say, *"The intention of this Paper is not to resolve these impacts but to assess whether the site is suitable for a business zoning and to achieve a balanced outcome which is to the benefit of all stakeholders involved."*

In dismissing impacts such as parking, traffic, noise, access and impact on amenity as not being within a strategic planning perspective, the Report does not address the fundamental and strategic question of whether the location and existing services are capable of taking this new intensified use. Neither does it acknowledge that commercial zoning will mean that the whole nature of the southern end of Coogee will change.

Current Planning Controls

The Report states that the three sites reverted to residential zoning in 1990 on the basis that *"...commercial development of this block was inconsistent with existing residential development in the area"*.

Since 1990 there are now significantly more residential dwellings in Kurrawa Avenue, Beach Street and Carr Street, supporting and strengthening the argument for the area remaining residential.

Consistency with State and Council strategic planning policies

The Report refers to various state planning instruments and refers to Section 117 (2) Ministerial Directions 1.1, 3.1 and 3.4.

In relation to 1.1 the Report says that the rezoning will support *"the viability of the Coogee business centre"* and it will *"encourage employment growth"*. Have the business operators in the Coogee business centre been consulted? Already café and restaurants in Coogee suffer through the cooler

times of the year. The business operator of the Barzura submitted an objection to the rezoning proposal. Where is the data relating to the supposed increase in employment?

In relation to 3.1 the Report states, *"the rezoning will make more efficient use of existing infrastructure and services and will improve the design of the existing residential building"*. What infrastructure - the crowded streets and the full-to-capacity street parking? How will rezoning improve the design of the existing residential building? There is no design proposal before Council. There was a previous DA for 58-60 Carr Street but it was withdrawn following an unfavorable report from the Waverley/Randwick Design Review Panel.

In relation to Direction 3.4 the Report states that the rezoning proposal is consistent with improving *"access to housing, jobs and services by walking cycling and public transport and reducing travel demand"*. This makes no sense as the area is already excessively populated compared with other areas in Australia to a point where access diminishes due to crowding.

Planning Consideration

The Report states, *"the proposed B2 zoning would improve the Carr St streetscape."* However zoning per se does not improve streetscape. If the author is referring to the earlier DA for 58-60 Carr St, the proposed podium structure would not improve the streetscape and the Government Architect in his report relating to the Coogee Bay Hotel proposal condemned such nearby structures.

The Report states *"rezoning the sites to business would permit commercial development whilst allowing the continuation of residential land uses in this location" ...and "result in the culmination of a mixed use transition between commercial and residential uses"*. Apart from the tautological nature of much of this statement the fact of the matter is that the present residential zoning with its limited commercial use under existing use rights is already a mixed use transition between the intense commercialisation of Coogee Bay Road and Arden Street and the essentially residential areas to the south.

The Report states that commercial zoning for 58-60 Carr St *"will complete a gap in an otherwise continuous commercial activity and make the present commercial activities pursued under existing use rights compliant"*. Coogee bay is a bay and there is no planning rule that bays have to be ringed by continuous commercial activity. In fact to do so would needlessly detract from the natural beauty of the bay. Neither is there any basis for saying that the present commercial activities are non-compliant.

The Report goes on to state that the *"...business operations at 62 and 64 Carr St are already long established and unlikely to change"*. Unless the writer has knowledge of what the owners of these buildings intend for the future, this statement is without foundation.

The Report states that rezoning will *"...encourage active frontages that look over the beach and foreshore, which will in turn promote safety by the increase in passive surveillance"*. This is perhaps one of the most distressing comments in the Report. There have been no reported incidences of violent crime in the part of Carr Street and the local residents are unaware of any level of anti social behavior. This is in direct contrast with recent alcohol related violent muggings, bashings and robberies elsewhere in Coogee where there are *"active street frontages"*.

The Report states, *"In terms of traffic, transport and the capacity of the surrounding road network, it is considered that the increase in intensity relating to 58-60 Carr St will not result in significant intensification of traffic"*. This is stated without any evidence from any traffic study. It is just opinion. In addition, it refers to only one of the sites and not all three. It then goes on to state that *"users of the commercial component...are likely to be either residents or people who are already in the area..."* Once again where is the data to back it up. How does the writer know what commercial development will ensue?

The Report states, *"the rezoning will be consistent with the commercial developments fronting Coogee Beach in this location and those at the mirror imaged northern end of the beach"*. The southern end of the beach is definitely not a mirror image of the northern end. The southern bay has the contrasting ambience of being quieter, free of anti social behaviour and not beset by rubbish from take-away and alcohol outlets.

In Conclusion

Council has not made a viable or cogent case for this rezoning. The community has repeatedly made it clear through numerous objections that we do not want this rezoning. Council should in my long considered opinion entirely and without compromise reject this proposal from the draft LEP.

[REDACTED]

From: [REDACTED]
 Sent: Tuesday, 28 February 2012 12:40 PM
 To: LEPreview
 Cc: Office of the Mayor; 'murray.matson@randwick.gov.au'; 'coogee@parliament.nsw.gov.au'; 'm.woodsmith@optusnet.com.au'; Kiel Smith; Paul Tracey; 'Bradley.hughes@randwick.gov.au'
 Subject: Objection to proposed commercial zoning of Carr St - from Kurrawa Avenue to Beach Street

Dear LEP Review committee

Please register my **strongest objection and disapproval** for that part of the draft LEP amendment which proposes the re-zoning of Carry Street from Kurrawa Avenue to Beach Street, as commercial.

As a resident of [REDACTED], in my opinion this draft proposal will have an adverse impact on the southern end of Coogee, its amenity, as well as place increased pressure on the already limited parking in the area. Specifically:

There is no need to expand the commercial area of Coogee. This is at risk of ruining the 'coastal bay' atmosphere of Coogee. There is already significant commercial development and opportunities within Coogee Bay road and surrounds;

It is only by historical accident that the southern end of Coogee has any commercial buildings at all – Barzura operates under existing rights use. This is not a justification to continue the commercial sprawl into this area;

The Southern end of Coogee is historically the beach, surf club and park end. Beach Street suffers significantly from problems with lack of parking (it is almost impossible for residents to find a space during days in Summer). The expansion of this area into a commercial zone will only increase that impact. Council rarely monitors this area during the height of summer (during the Christmas / new year period, I witnessed only 1 parking inspector once in this area for less than 30 minutes);

The increased traffic, together with people drinking alcohol etc is at odds with the use of this area as a surf club and park. The road is already poses a danger for children in the park. Additional traffic will only heighten this danger;

There will be increased pressure on police resources which will need to be diverted from the central and northern end of the beach during weekends (to control the users of the CBH and Palace), to the southern end which (but for this proposal) is generally quiet and incident free;

Why is this obsession to commercialise every aspect of Coogee and its amenity? Most residents of coogee are attracted to the beach, and not the commercial zones. They can generally survive more than 3 steps without feeling compelled to have a latte and bbq prawns. The obsession of expanding the commercial zone is catering to the minority, and often people who are actually not resident in Coogee itself, but from surrounding suburbs.

There will be increased propensity for alcohol related crime and violence. This will add to the already appalling reputation Coogee has due to the CBH and other venues.

The proposal to make the ground area of the existing high rise on Carr & Karrawa commercial (which is currently a car park for that building) will take away those car spots and put extra pressure on parking in surrounding areas.

Council should direct its efforts into prompting the healthier / natural aspects of Coogee life and its surrounds, such as the beach, playing fields and sporting fields, not those associated with shopping, food and alcohol consumption.

It is an ill-conceived proposal which will be detrimental to Coogee. It should be rejected.

Yours sincerely



30 March 2012

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

Email LEPReview@randwick.nsw.gov.au

Dear Sir

DRAFT COMPREHENSIVE LEP

I make the following comments with respect to the Council's Draft Comprehensive LEP (draft LEP). My comments relate to an objection to that part of the Draft LEP which proposes altering the zoning of the block between Kurrawa Avenue and Beach Street (on Carr Street) to a business zone.

I have previously lodged an objection to this part of the Draft LEP on 28th February 2012. However subsequent to that I attended one of Council's information nights on Monday 12th March 2012, and after discussing the Draft LEP with Council's planners, it became apparent to me that Council planners have not fully considered this aspect of the Draft LEP and could not offer any cogent justification of this proposed amendment from a planning perspective. Its inclusion in the Draft LEP appears to be ill conceived and ill considered by Council planners. That is a cause of significant concern. Accordingly, it is necessary to reiterate and expand upon my objection.

Firstly, I make the observation that the relevant submission at pages 346-350 of the Draft LEP seems to be written more from the perspective of someone positively advocating the case of the developer / landowners of the subject lots, rather than from an informed, objective experienced Council planner. It lacks any thought or consideration and makes many unsupported assumptions and conclusions to the impact and effects this amendment would have on this area. Further, it appears from discussion with Council planners that the primary motivation for including it at all in the Draft LEP was as a result of requests for re-zoning by the Landowners of the two concerned properties. Needless to say, that is not a proper basis to include it as part of the Draft LEP.

This part of the Draft LEP represents poor planning practices, cannot be justified from a planning perspective and even more so, from an LEP perspective. The statements made by Council planners within the Draft LEP are unsupported, for example there is no traffic study, or any studies which even attempt to confirm in the most basic or rudimentary way, the conclusions made by Council planners. It would have an irretrievable negative and adverse impact on the Southern end of Coojee Beach and the coastal landscape and the low key village ambience of Coojee. It will increase traffic, place further pressure on limited parking and encourage anti-

social behaviour. It will also alter the historic and architectural significance of the subject buildings and the foreshore. It goes beyond the basis upon which Council is permitted by the legislative framework to amend an LEP and the considerations for doing so and therefore would be open to legal challenge if adopted.

I set out below my detailed response to Council's submissions included at pages 346-350 of the Draft LEP.

1. Background

- 1.1. It is important for Council to understand the background of the existing composition of the residential and businesses along this block. Significantly, in 1990 Council determined that the commercial zoning of this block was not considered justifiable as (among other reasons) it was inconsistent with residential development in the vicinity. This is still the case. Notwithstanding this, the authors of the Draft LEP do not address what has changed such that this zoning would now be considered justifiable. It is not. Rather, the case for maintaining the residential zoning is only stronger, given the expansion of the business zone in Coogee and the increasing detrimental effects of that and the foreshore, and the associated anti-social behaviour which has come with Coogee being the preferred destination for young people, including backpackers, to drink and party.
- 1.2. Furthermore, Council's own Economic Activity Study in 2008 concluded that the expansion of commercially zoned areas in Coogee business centre should be limited. Again, the Draft LEP is inconsistent with Council's own studies and determinations. The authors of the Draft LEP have offered no reason or justification to depart from this.
- 1.3. Furthermore, Barzura (the subject restaurant in this block) operates under existing use rights. That concept has a long history in planning law. However, to use Barzura's existing use rights as a justification to examine whether a whole block in a residential area should be re-zoned to commercial is not only in breach of the legislative framework in which Council is bound to operate, but is simply absurd. Barzura's continued operation is discrete and has low impact on the residential area. However, a full commercial operation from this block is an entirely different thing.
- 1.4. Council should acutely aware and consider the fact that in answer to Council's Business Centres Discussion Paper, with respect to the re-zoning of this area, the overwhelming response (37 of the 39 submissions) was against re-zoning. I suspect this aspect of the Draft LEP will have equal objection. It would be a hugely unpopular decision.

2. Inconsistent with State and Council strategic controls

- 2.1. Despite the authors of the Draft LEP contending otherwise, the proposal is actually inconsistent with State and Council strategic controls. Particularly:
 - 2.1.1. It is inconsistent with Council's determination in 1990 that the area remain residential;
 - 2.1.2. It is inconsistent with Council's Economic Activity Study in 2008 which concluded that the expansion of commercially zoned areas in Coogee business centre should be limited;
 - 2.1.3. It offends the Randwick City Plan's key priority to 'limit the scale of development along the coast by minimising change to current controls'.

- 2.1.4. The re-zoning **will not** encourage employment growth in suitable locations, and support the viability of the Coogee business centre, by formally recognising the sites as a business zone.
- 2.2. I deal with the specific directions below.
- 2.3. As to direction 1.1 Business and Industrial Zones:
- 2.3.1. The subject area cannot seriously be contended to be part of the 'Coogee business centre'. It is only by historical quirk that a business, such as Barzura even operates there. It is a quantum leap for Council's planner's to suggest that this area is part of a business area. At best it is a beach front recreational area, but moreover it is a residential area. There is a significant disconnect between the southern end of Coogee and the main business district in Coogee Bay Road and surrounds. Southern Coogee is clearly residential.
- 2.3.2. Further, the re-zoning will contribute nothing to the '*viability of the Coogee business centre*'. By this direction, the framers of the legislation are concerned that if appropriate re-zonings were not put in place, that there may be an exodus of businesses operating in the subject area. That is not the case here. There is no suggestion that either Barzura would close, or the Grand Pacific would not continue to operate as they have done so. Indeed, they currently enjoy a monopoly of the services they provide in the area, so there is no reason why they would close or leave. Indeed it is quite mind boggling that the proprietors of Barzura would support re-zoning as through it they stand to lose a very unique and special presence at the southern end of the Beach. Therefore, Council planners have fundamentally misinterpreted the meaning and effect of this Direction.
- 2.3.3. The re-zoning **will not** promote employment in a suitable location. The direction relates to areas where employment opportunities need to be and should be enhanced. There is no suggestion that Coogee is such a location. It does not have a high incidence of unemployment. Council planners have not cited any statistics to support the need to encourage and enhance employment opportunities in Coogee. Equally, they have not provided any reasons why they contend it will in fact promote employment.
- 2.3.4. Consequentially, Council planners have misconstrued the meaning and effect of Direction 1.1. There are no reasons raised by the authors of the Report which actually foster or contribute to this Direction.
- 2.4. As to direction 3.1 Residential Zones:
- 2.4.1. The residential density will in fact be reduced;
- 2.4.2. The Draft LEP makes the generalised and unsupported statement that '*the rezoning will make more efficient use of existing infrastructure and services*'. No studies or reasons are included to support this statement. In fact the opposite will occur. The authors of the Draft LEP do not even attempt to touch upon or explain the likelihood that there will be:
- 2.4.2.1. Increase in businesses operating in the area which in turn will lead to increase in waste and rubbish produced (including commercial rubbish and quantities), thereby increasing demand on Council's services;
- 2.4.2.2. Increase patronage in the area leads to more litter and waste;

- 2.4.2.3. Increase use of parkland at night for anti-social behaviour leading to graffiti, waste and possible damage to parkland and park equipment;
- 2.4.2.4. Increased likelihood of anti-social behaviour if the particular use was 'bar' or 'club' thereby increasing pressure on police resources;
- 2.4.2.5. Increase of vehicles in the area, placing more pressure on limited parking which in turn will encourage residents to require Council to monitor parking controls more regularly and diligently;
- 2.4.2.6. Increase noise in the area will lead to increase in complaints to Council, which in turn will impact on Council's resources. For example, an open air bar in the existing base or first floor of Windsor Towers would simply reverberate down Kurrawa Avenue causing significant noise.

2.4.3. With respect to Council's suggestion that the proposal is consistent with this Direction because it will *improve the design of existing residential building*, I note:

- 2.4.3.1. There is no aspect of the existing Windsor Towers which needs 'improvement'. The towers represent an important part of the architectural history of Sydney, and in particular the development of high rise residential. There is nothing to be improved. Indeed any alteration of the exterior of the Windsor Towers may have an adverse effect. There are plenty of examples of horrific alterations of high rise developments. Council should not be concerned about the aesthetics of a building which was built and approved at a particular stage in Coogee's architectural history and certainly should not be using that as a basis for justifying or legitimising the alteration of an LEP.
- 2.4.3.2. In any event, even if the re-zoning was permitted, there would be no guarantee that the facade of the Windsor Towers would be altered. Council cannot make that a condition of re-zoning. They would be at the whim of the owners of Windsor Towers to actually take the next step and redevelop and only then would it be the subject of a development application wherein the facade could be considered.
- 2.4.3.3. Needless to say, for Council to cite this as a reason to justify the re-zoning of a whole block which has the potential to irretrievably alter the foreshore of Coogee underscores the lack of consideration Council has actually given to including this item in the Draft LEP.

2.5. As to direction 3.4 Integrating Land Use and Transport:

- 2.5.1. While the authors of the Draft LEP cite that the proposal is '*consistent with this direction*' they do not state in what respects it is, and moreover what they actually mean by it.
- 2.5.2. How possibly could the re-zoning of this block lead to improving '*access to housing, jobs and services by walking, cycling and public transport, and reducing travel demand including the number of trips generated by development*'?
- 2.5.3. As Council planners should be aware, this type of direction is aimed at developing an area as a business precinct which in turn would encourage or justify further development in terms of linking the area to public transport (for example, additional or altered bus routes) or the creation of bike paths etc. This is not the case here. There is simply no suggestion that by re-zoning this area as business /

commercial it will improve or alter in any way, shape or form, public transport in Coogee, or people's use of that, or promote walking or cycling in the area.

2.5.4. Again Council planners have misunderstood basic planning directives. Consequently is it entirely disingenuous for the authors to even cite the proposal as being consistent with this direction.

2.6. As residents (and consequently ratepayers) we have an expectation that Council will adhere not only to the legislative framework in which they are obliged to operate, but moreover their own resolutions and policies. Given the abundance of Council's resolutions and studies which are in direct contradiction to what Council is now proposing, and the absence of consideration of the key issues in the Draft LEP, Council planners have clearly failed to do so. Council should not proceed on the basis of such an ill-advised discussion of the key issues and impacts with respect to this part of the Draft LEP.

2.7. As a consequence any adoption of the proposal insofar as it relates to re-zoning the Carr Street / Kurrawa Avenue block, should correctly be subject to legal challenge.

3. Planning Consideration

3.1. From the Draft LEP one can only decipher that the only reason proffered by the authors of the report for the re-zoning is to make this block a consistent zoning, given the existing commercial use in two of the buildings in this block. That is not a reason to change an LEP. Even if that was a valid reason, it overlooks the fact that the operation of existing use rights is reflective of the history of a particular area, its uniqueness and adds to the makeup and character of a suburb. It is not necessarily something to be tamed, regulated and controlled, as by doing so you risk irretrievably altering that very uniqueness. There is no doubt that the Pacific Hotel and Barzura stand as a quirk in the residential landscape at the southern end of Coogee, however being such they are part of the history of Coogee. This would be entirely subsumed and lost in a total rezoning and redevelopment of that block. With it would go the history of this end of the beach.

3.2. At paragraph 5 of this section of the Submission Council suggests that there *'is unlikely to cause any economic or social impact to businesses or residents within the immediate vicinity'*. The basis for this submission is not stated. The potential negative economic and social impacts to businesses or residents can be summarised as follows:

3.2.1. Increase noise, especially if a number of restaurants (and fast food outlets) opened along this block. Increase noise from an open air bar at Windsor Towers would obviously reverberate and bounce up and down Kurrawa Avenue;

3.2.2. Increase litter;

3.2.3. Increase anti social behaviour including graffiti from intoxicated users of the bars filling out into the surrounding areas including the Park. The park is already a magnet for anti social behaviour by intoxicated patrons of surrounding bars. This will only exacerbate the problem;

3.2.4. Increased traffic including taxis circling Carr Street and Beach Street waiting for intoxicated bar and club users to leave. Taxis would then speed off up Beach Street and turn into Dudley;

3.2.5. Increase competition to Barzura which would diminish its unique position and no doubt have a detrimental impact on its business once it loses its monopoly and uniqueness when it becomes just one within a strip of restaurants;

- 3.2.6. Increase competition to existing businesses within Arden street frontage and Coogee Bay Road, as beachgoers would not have any reason to go that part of Coogee (for example, for lunch or snacks) if the services could otherwise be found in this subject block;
- 3.2.7. Increase in delivery trucks, waste collection and other traffic movements in connection with increased commercial use of the buildings, thereby creating more noise, pressure on parking and endangering users (including children) of the adjoining park and parklands;
- 3.2.8. It will irretrievably alter the low key village ambience of Coogee. The beach front should be devoid of the noise and congestion we now see in Coogee Bay Road. It should be peaceful. Creating a significant commercial area in what is otherwise a peaceful and serene environment, bounded by a Surf Life Saving Club and parklands, is absurd. It underscores the very lack of foresight from a planning perspective, that the authors of this proposal have given.
- 3.2.9. Fundamentally, pressure on already limited parking space in this area. As Council is aware, this is a prime parking area for beach goers as it is non metered and Council parking officers rarely monitor the time limits imposed. During summer, it is almost impossible for residents of Beach Street to park their cars until after 7.30pm to 8pm. Even then, if there are events in the Coogee Surf Club, or it is a particularly hot night, parking is at a premium. Attracting people to this area, including out of hours, or encouraging them to stay longer, will put further pressure on already limited car spaces. This will increase the dangerous practice (which I witness on a daily basis during summer and weekends) of cars double parking along Beach Street waiting for a space. This is unsafe, as it obstructs the view of motorists. Many children, sometimes unaccompanied, cross this road as they access or egress from the Park. This will only exacerbate the problem.
- 3.3. It is not entirely clear what the authors are suggesting in paragraph 6 of this section. It seems to overlook the fact that the area is in fact residential. A residential area should not be rezoned, and consequentially the residents of that area disadvantaged, simply because the area would otherwise offer *amenity to public users*. The suggestion is absurd. The suggestion that rezoning will promote safety by the increase in passive surveillance, is simply a nonsense. Currently the area is safe. The only reason it would become unsafe is as a consequence of the very anti social behaviour that rezoning the area would permit, and the increase traffic through the area.
- 3.4. It is at paragraph 7 of this part of the submission where Council makes one of its most extraordinary claims. The suggestion that there would be no significant intensification of traffic is entirely incorrect. I note the following:
- 3.4.1. The statement is made by Council without reference to any traffic study or any other evidentiary or factual basis whatsoever;
- 3.4.2. Increased uses in the area, including more variety of businesses will in fact draw additional people to the area. Also those who are there in any event, will stay longer. For example, beach goers will congregate in that area to eat, whereas they may have otherwise dispersed to Arden Street or Coogee Bay road eateries. Therefore this will increase congestion and traffic;
- 3.4.3. As a consequence of staying longer, they will be parking longer;
- 3.4.4. It will draw more people to the area during the evening if there are more bars and clubs and restaurants at this end of the beach. This will add to traffic during evening hours and impact on parking. With respect to the issue of parking, during those evenings when the Coogee Surf Club has a function, this leads to lack of

parking for residents along Carr Street and Beach Street right up to Dudley Street, until they leave. Likewise, more restaurants will encourage people away from Coogee Bay Road to this area;

- 3.4.5. If the particular uses are fast food restaurants, there will be a significant amount of traffic generated by people using those restaurants. This will increase traffic;
- 3.4.6. As stated above, where the particular uses are bar and club related there will be a significant increase in taxi traffic with taxis circling Carr St, Beach St (up to Dudley) and Arden streets waiting for a fare. They will then shoot up Beach Street and exit through Dudley Street, back onto Arden Street;
- 3.4.7. There will be more traffic associated with waste collection and the like, as the increase commercial usage in the area will generate commercial quantities of rubbish disposal;
- 3.4.8. There will be increased traffic related to the commercial uses such as delivery vans, cleaning vans, grease trap cleaning trucks etc.

3.5. As to paragraph 8 of the submission:

- 3.5.1. the mirroring of South Coogee with the Northern end of Coogee is the very thing which we need to avoid. Northern Coogee is horrendous. Fortunately much of its streetscape is concealed by the effective planting of trees at the northern end of the parkland and around the Council carpark, therefore concealing from view the line of glaring lights, multiple colours and the unattractive shop fronts. To replicate this in South Coogee would irretrievably alter the streetscape, even moreso than North Coogee, as the Southern end of the beach would not be concealed by effective tree planting.
- 3.5.2. The suggestion that redevelopment would conceal the unsightly basement of the Windsor Towers is certainly no justification for altering an LEP. In any event, for reasons discussed above on the architectural significance of this 1960s building, there is no justification to alter that facade. Council planner's dislike of the building is not a basis to alter an LEP and by doing so adversely affect the amenity of residents in the area. There is no truth to the basement car park being exposed as the existing fence around the Windsor Towers does effectively conceal that area.
- 3.5.3. The suggestion that *'simple additions such as an awning over the footpath that extends over the covered pedestrian area would be a positive outcome for the public'*, is not understood. Why would that be a positive outcome? It would be unusual for a residential area to have such protruding and obtrusive covered awning. Indeed, such an awning would offend the architectural and heritage significance of The Grand Pacific. It would also present an odd design resolution for the front of The Windsor Towers. In any event the potential that an awning may be constructed, is not and cannot be a justification for amending an LEP.

4. Increase Anti-Social Behaviour

- 4.1. With the increase of restaurant / bar / club related uses as a consequence of re-zoning, this will increase anti-social behaviour. The existing park (including park equipment) is a magnet for intoxicated and partying people during Friday and Saturday nights. Consequently there is significant anti-social behaviour in that area, including, graffiti, litter (alcohol bottles etc), noise etc. This is most extreme during certain functions at the Coogee Surf Lifesaving Club. Therefore to add to this the potential of vast numbers of

youth exiting from Clubs and Bars on the corner of Carr and Beach Street, going into this area will simply expand the noise, graffiti, vandalism, litter and anti-social behaviour in this park.

- 4.2. Additional Council and police resources will have to be on hand to deal with this behaviour, including the consequences of this behaviour.

5. Irretrievable adverse impact on coastal landscape

- 5.1. The irretrievable adverse impact on the coastal landscape of Coogee is perhaps the most alarming outcome that this proposed amendment to the Draft LEP will have on Coogee. Currently the beachfront facade of Coogee provides a vista which is unmatched by any coastal suburb in the greater metropolitan area. The view back down over Coogee from the North vantage point (near the Bali Memorial) is outstanding. The reason it is outstanding is because of the effective use of tree planting, the design and construction of the beachfront walkway / promenade and the effective use of lighting. The tree planting all but conceals the commercial operations along Arden Street. Currently, the only obtrusive lighting is the blue Legion Club sign and, at particular angles, the McDonalds sign. The horrendous strip of North Coogee is concealed. The gentle orange lights along the promenade create a picture perfect vista. To the end of the beach sits The Grand Pacific an important Heritage Building. Barzura is all but concealed by low level lighting, blending effectively into the street frontage.
- 5.2. Contrast this with the potential if Council permits rezoning. That vista would be polluted by high level lighting, commercial operations with bright and gaudy obtrusive shop fronts and signs. Imagine the ground floor of The Grand Pacific as the fast food outlet *Hungry Jacks* (with similar bright lights and neon lighting, much like that which currently wraps around *Oporto* on Arden Street). Consider too, Barzura changing its use to a similar brightly lit establishment. The ground and first floors of The Windsor Towers becomes an open air bar with multiple coloured lighting much like what is now seen in the beer garden of the Coogee Bay Hotel. A brightly lit Liquor Store also opens alongside this bar. The existing convenience store under the Coogee View is halved, becoming a brightly lit "7/11" with neon signs outside and beside it slips in a KFC, or another fast food restaurant. Suddenly the vista from the beachfront and particularly, the prized unique view from North Coogee Bali Memorial is a trail of brightly lit shops – Hungry Jacks, a brightly lit, Barzura, a Liquor Shop with neon lights, an Open air Bar with multiple coloured lights and blaring music, a fluorescent fuelled "7/11", and finally, a KFC. Unlike North Coogee there is no planting or trees to obscure or conceal this view. This is the irretrievable adverse impact which Council planners would cause to the coastal / foreshore of Coogee.
- 5.3. Quite plainly this would alter the character of Coogee. It would be a sloppy slope. While on 'its watch' this Council would have presided over a horrendous outcome for Coogee.

6. Conclusion

- 6.1. This proposal represents poor planning. It is ill conceived and ill considered. Significantly:
 - 6.1.1. Council is in fact not permitted to alter the LEP in the way it is suggesting as the justifications it has made in support of it in the draft LEP are not proper or appropriate reasons for altering an LEP. Therefore any acceptance of the Draft LEP would quite properly be open to legal challenge;
 - 6.1.2. It will irretrievably alter the low key village ambience of Coogee;

- 6.1.3. It will decrease the amenity of this residential area;
- 6.1.4. It will irretrievably alter the coastal foreshore of Coogee;
- 6.1.5. It will increase traffic and consequently increase pressure on limited parking;
- 6.1.6. It will increase anti social behaviour;
- 6.1.7. It will place increased pressure on Council and Police resources.

Please do not adopt this part of the draft LEP.

[REDACTED]

[REDACTED]

[REDACTED]

Randwick City Council Draft Comprehensive LEP

Submission objecting to the proposed rezoning from residential to commercial of 58-60, 62 & 64 Carr St

1. Introduction:

This submission argues that there is no justification for the rezoning or more precisely upzoning of the land in question. Indeed the proposal to rezone this land will have a detrimental impact on the residential amenity of the dominant land use in the area which is that permissible under the current residential 2C zoning. Council may say that the assessment process would protect nearby residential amenity but this cannot be guaranteed once zoned commercial. Even if Council refused an application for a use permitted under commercial zoning or sought to impose conditions, this can be overturned by appeal as has happened so often in Coogee. Only residential zoning can prevent an intensification of use permitted under commercial zoning whether for one or all three sites. In the same way any application to vary building heights for 62 or 64 Carr St would be facilitated by commercial zoning.

This submission outlines the likely adverse impacts on the neighbouring and nearby residential precincts arising from the intensification of commercial activities at one or each of the three sites. In particular this submission outlines the negative impacts on our home which adjoins all three lots.

2. Lot 58-60 Carr St

Commercial uses

This 8 storey block of residential flats was developed before the provisions of the current LEP. A development of this scale on this site would not be possible, or desirable, under current controls. To intensify the impact of this development by changing the zoning of the site to a business zone, and thus permitting an increase of FSR from the exiting 09:1, to 1.5:1 and permitting commercial activity across a large area on the ground floor on Carr St and Kurrawa Ave, effectively negates the objective of the current residential zoning. It is unclear what, if any, broad community benefit that would flow from an up zoning of this nature.

What is apparent is that the sole beneficiaries are the current owners of this property. There is however, the likelihood of significant dis-benefit to the immediate neighbouring residents and the residents of Kurrawa Ave and broadly the quality of residential amenity of properties to the south from the subject site. As was identified in the 1990 study where a rezoning of this block was considered and rejected *"commercial redevelopment of this block was inconsistent with existing residential development in the vicinity."*

The objective circumstances have not changed except that there are now more residential dwellings in the immediate area with five new dwellings built in Kurrawa Ave since 1990.

The arguments advanced in favour of the rezoning (Att. F of M26/11 Planning Committee. 6 December 2011) are not considered valid. The statement that the *"rezoning of 58-60 Carr ...would fulfil the objectives of the B2 Zone"* ignores the fact the land in question is not currently zoned B2. There is little in the rest of the report that justifies the proposal to upzone to commercial. To suggest that changing an existing wholly residential zoning to a local mixed use zoning will *"also continue to enable residential development"* is puzzling. If the objective is to enable residential development, then a surely residential zoning is most appropriate.

Similarly there are issues with the statement that a *"rezoning is unlikely to cause any economic or*

social impact on businesses or residents within the immediate vicinity". Firstly the 'economic impact' on individual businesses in the vicinity is an irrelevant consideration. Secondly to argue that there will be no *social impact* on residents in the immediate vicinity is clearly misplaced. Given that the permissible commercial uses under the proposed B2 zoning would include such activities as hotels, restaurants and bars, with all of the accompanying impacts, such a statement is hard to comprehend. It clearly fails to take into account changes in the licensing laws that facilitate the establishment of bars in such a zoning. Council must be only too aware of the existing and well documented alcohol abuse problems in the Coogee bay area and the existence of a significant number of liquor licenses in the near vicinity. In addition, there is an existing bar/restaurant (Barzura) and a restaurant with liquor license (Ceviche) in close proximity, and three major hotels - two with multiple bars - within a couple of hundred metres.

To permit a rezoning to commercial would have the effect of allowing, if not encouraging, the establishment of more facilities of this nature immediately adjacent to and intruding into a residential area. This would be very poor planning indeed. It would in effect be placing the economic interest of a small number of property owners ahead of the overwhelming number of residential property owners in the area.

Impact on Kurrawa Ave

Many of the numerous objections to the rezoning of 58-60 Carr St as first proposed in the Business Centres Discussion Paper were about the traffic impacts on the surrounding streets particularly Kurrawa Ave which is a small cul de sac. Concern was raised about delivery vehicles blocking access as well as the impact of additional garbage collection and the traffic generated by the staff and users of the new commercial activity.

The report (Att. F of M26/11 Planning Committee, 6 December 2011) dismisses such concerns as being matters for the DA assessment phase without spelling out how they would be dealt with. The report also states that any outdoor and "*business activity*" would not occur on Kurrawa Ave but would focus on Carr St. However, deliveries are a business activity. Is it intended that deliveries and commercial garbage collection would take place in Carr St and not Kurrawa Ave? This is unlikely, as the current once a week residential garbage collection is from the Kurrawa Ave.

Loss of protection from Residential 2C Controls

The owners of 58-60 Carr St had previously lodged a DA that included a two storey podium extending along Carr St from the corner of Kurrawa Ave to the boundary of the building to the east occupied by the Barzura as well as 6 levels of balconies which on the east side would extend virtually to this same boundary. Under commercial zoning the current DCP controls for set backs pertaining to Residential 2C do not apply. If the proposal to rezone from Residential to commercial proceeds and the set back provisions do not apply, the impacts on our home which is to the immediate south will be devastating.

The podium would obliterate our view to the beach and the waters edge. The balconies would block most of our winter solar access and impact on our privacy.

The noise impacts would also be intolerable. Many of the units in 58-60 Carr St are rented out as holiday rentals and they are quite small. The balconies as proposed in the DA on the eastern side were very large estimated at half the size again of the units. Given these factors it is likely that the balconies would be used for entertainment in fine weather day and night 7 days per week. We would have 6 of them above us. Noise is amplified already and even two people conversing on the existing eastern balconies are audible in the early hours of the morning from our home.

3. 62 and 64 Carr St, Coogee

These two properties currently have existing use rights preserved under the Act. While it is noted in the report (Att. F of M26/11 Planning Committee. 6 December 2011) that *"these sites have been operating as long established commercial land uses and is unlikely to change in the near future given its prime location"*, it should also be noted that the current non-conforming uses within the residential zoning, require that Council in assessing any application for a change or intensification of use, has to take into account the underlying zoning (i.e. residential) as well as any existing use rights. By changing the zoning from residential to commercial, in effect the 'bar will be lowered' and a use adversely impacting on neighbouring residential amenity is more likely to gain approval either through Council or through appeal to the Land and Environment Court. In the same way a development application seeking more than the current height of 12 metres would also be more likely to gain approval either through Council or through appeal.

Specifically with respect to 64 Carr St it should be noted that the current use of the identified heritage-listed item, while 'commercial' in that its current use is for low cost short term accommodation consistent with a boarding house, the impact of this type of 'commercial' activity is complementary to a residential zone. Indeed, LEPs of neighbouring Councils permit 'boarding houses' in all zones subject to consent and subject to the built form being reflective of the predominant built form of the surrounding neighbourhood.

There is no doubt that the change from a non-conforming use within a residential zone with existing use rights, to a property within a commercial zone, will increase the 'value' of the sites to a potential developer.

Such an increase would make the redevelopment of the Grand Pacific viable and likely and lead to a change in use from the current low cost accommodation/boarding house to an intensified use such as for a licensed premise. This would be fundamentally inconsistent with its proximity to residential properties to the south. If it were to be redeveloped in this way, living in our home would become untenable. Council may say that the assessment process would protect nearby residential amenity but this cannot be guaranteed once zoned commercial. Only residential zoning can prevent this. Any conditions imposed by Council can be overturned on appeal as have happened the Beach Palace many times.

4. Traffic and parking

The report (Att. F to M26/11 Planning Committee 6 December 2011) states that most people using the new commercial premises will be either *"residents or people who are already in the area"* and hence the rezoning is not considered to be traffic generating. This is concluded specifically in relation to 58-60 Carr St with no data to back it up and without consideration of intensified use of 62 or 64 Carr St. There will be increased traffic and there will be more competition for parking in nearby residential streets.

Everyone visiting Coogee knows how impossible parking is in the bay area. Residents also know this especially those of older dwellings in Beach St and Kurrawa Ave which have no onsite parking. The problems for residents finding parking anywhere near their homes was recognised a few years back in relation to Beach St when residents permit parking restrictions were applied to the reserve side of the street - something that the Traffic Committee did not usually approve.

Residents have estimated that there are about 160 dwellings which access Kurrawa Ave only half of which have onsite parking spaces leaving a significant short fall. As a result parking is hotly

contested, a situation made worse by the fact that it is a cul de sac. Visitors unfamiliar with this fact drive in, find there are no spaces, reverse or turn to exit and creating safety and access issues on the way. Road rage is not uncommon.

The report also states that traffic and parking are not strategic planning issues and are a matter for the DA assessment phase. However, there is no information as to how these issues would be dealt with. Given the traffic and parking issues in Coogee and given the nature of Kurrawa Ave, I would argue that these ARE strategic issues sufficient to prohibit any further commercial zoning in the area.

There is no doubt from talking with business proprietors in Coogee, that parking is a real problem for their staff and patrons now. It is bad planning for Council to assume that staff and patrons of any new premises would not also require parking.

5. Conclusion

The report recommending the rezoning fails to properly consider the likely impact of this rezoning on the future amenity of residents in the adjacent residential properties in the vicinity. It fails to acknowledge that the intensification of use patterns which would inevitably result from an upzoning to commercial is unreasonable and clearly inconsistent with the continuing dominant residential uses assumed in the balance of the report.

There are no valid arguments advanced in the report as to why the commercial area of Coogee should be expanded into existing residential areas. The commercial/retail development pattern for Coogee is as a beach side suburb. The dominant commercial/retail activities are of the familiar 'strip' shopping centre type with some spot non-conforming properties with existing use rights. There appears little demand for an expansion of available commercial/retail space, and no justification for an expansion of commercial/retail zoning at the expense of residential zoning.

It is generally acknowledged that Sydney currently suffers from insufficient residential development that has had the effect of driving up residential property values thus placing many low to moderate income earners in severe housing stress. It is also generally acknowledged that there is throughout Sydney an excess of retail space. Indeed the nearby town centres of Randwick and Bondi Junction both are experiencing relatively high levels of vacancies in retail properties. It is understood that the proposal for 58-60 Carr St is for a restaurant. Coogee and the wider area are already well served with restaurants and it is well known that any more up market establishment is marginal. In Randwick Junction a well known restaurant has been in the media as changing its operations to that of a beer house as the area could not sustain a quality restaurant operation. It is also well known that there are businesses in the various commercial areas of Coogee which struggle particularly in the winter months. All indications are that this overall retail situation is unlikely to change in the short to medium term. An LEP by its nature envisages that the planning authority takes into account land use patterns and demands through the area covered by the LEP. This proposal to rezone this part of Carr St to commercial is based upon doubtful assumptions concerning future demand and does not make for sound planning.

Should Randwick City Council proceed down this path of a rezoning, then it would be failing in its statutory duty under the Act to consider the full social impact of the proposal and the public interest.

The proposal to rezone the properties as indicated from residential 2C to commercial B2 should not be supported.

[REDACTED]

Victoria Gavan

From: [REDACTED]
Sent: Monday, 2 April 2012 2:49 PM
To: LEPreview
Subject: Fw: Draft comprehensive LEP: OBJECTION to commercial zoning of Carr Street
Attachments: Carr Street Rezoning letter dk1.pdf

Dear Sir/Madam,

Further to my previous email today (below), would you kindly accept the attached amended submission in place of that attached to my previous email.

Thank you.

[REDACTED]

----- Forwarded Message -----

From: [REDACTED]
To: "LEPreview@randwick.nsw.gov.au" <LEPreview@randwick.nsw.gov.au>
Sent: Monday, 2 April 2012 1:54 PM
Subject: Draft comprehensive LEP: OBJECTION to commercial zoning of Carr Street

Dear Sir,

I write to submit an OBJECTION to the proposal before Council to rezone the properties located at the eastern end of Carr St , Coogee, particularly numbers 58-60, 62 and 64, from 2C residential to B2 business zoning, as part of the review process for the Draft Comprehensive LEP.

My submission is attached for your reference and entry on the record.

Please confirm receipt.

Thank you.

Yours sincerely,

[REDACTED]

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

[REDACTED]
COOGEE NSW 2034

31 March 2012

Mr R Brownlee
General Manager
Randwick City Council
Frances Street
Randwick NSW 2031

Dear Mr Brownlee,

RE: Draft comprehensive LEP: OBJECTION to commercial zoning of Carr Street

I am Coogee resident and write to confirm my strong **objection** to the proposal before Council to rezone the properties located at the eastern end of Carr St, Coogee, particularly numbers 58-60, 62 and 64, from 2C residential to B2 business zoning, as part of the review process for the Draft Comprehensive LEP.

The rezoning of the relevant Carr Street buildings would be **entirely inconsistent** with existing residential development in the vicinity, particularly in [REDACTED] where I live with my family about [REDACTED] metres from the rezoning site.

There are numerous, compelling reasons why the proposed rezoning should be rejected. I canvass these in the following.

I also say that the Council Planning Department Report M26/11 supporting concerning the rezoning application is demonstrably unobjective and deficient in its assessment of relevant planning issues. I also canvass this aspect in the following.

Reasons why the proposed rezoning should NOT be supported

In summary:

1. The proposed rezoning would undo the correct and appropriate action of Council to rezone the buildings to residential from commercial in 1990 due to inconsistency with existing residential development in the vicinity;
2. The proposed rezoning would be a bad planning outcome and, *contrary* to the conclusion of the Council Planning Department Report M26/11, is inconsistent with local and state planning instruments;
3. The relevant Carr Street buildings *cannot* fulfil the objective of the B2 zone "To minimise the impact of development and protect the amenity of residents in the zone and in the adjoining and nearby residential zones." but in their existing form fulfil the objectives of their current 2C zoning; and
4. Rezoning the buildings is entirely unnecessary given the vicinity of a diversity of existing commercial buildings and uses located elsewhere in the Coogee Business Centre, which already support the needs of resident and visitor populations, and which will face unneeded competition from intensified uses in the rezoned properties.

Reversing the 1990 rezoning from commercial to residential

Council is going backwards if it undoes its well-justified decision of 1990 to rezone the buildings to residential from commercial. Residential development is the dominant land use in the vicinity. No land use issue has changed from a planning perspective warranting a reversal back to commercial zoning, and in fact, the reasons for maintaining a residential zoning in the vicinity of the buildings have strengthened since 1990.

Rezoning to B2 would be entirely inconsistent with existing residential development. Kurrawa Avenue and Beach Street in the vicinity of the sites, are 100% residentially zoned. The current land use of these Carr Street buildings under residential 2C zoning, including the two existing uses for the Barzura café and the Grand Pacific lodge, is consistent with a transition from the Coogee Business Centre to the a quieter residential precinct in the southern end of the beach, which should be maintained.

The rezoning promises an expansion of the bulk of the buildings in a commercial redevelopment and intensification of commercial use which is inconsistent with the interests of residential premises in the vicinity.

Council has confirmed that permissible commercial uses under the proposed B2 zoning would include restaurants and bars. Already in Carr Street there is an existing bar/restaurant (Barzura) and a restaurant (with liquor license) (Cerviche) in close proximity, and two major hotels with multiple bars within a couple of hundred metres. There are a well-known and recorded impacts with expanding such uses, not the least being increased noise, traffic, parking, litter and alcohol abuse problems, especially in Kurrawa Avenue.

The lower levels of the building at 58-60 Carr Street are primarily undercover open car parking. Given the intention behind the rezoning proposal is to realise commercial uses to "activate" the street front at Carr Street, the existing car parking in that building must inevitably be displaced by commercial floorspace. Car parking spaces in the building will be reduced and will cause increased pressure on parking outside the building.

Any rezoning is in reality putting the perceived needs of tourism and the financial interests of a minority of Carr Street property owners over those of the overwhelming number of residents.

The proposed rezoning is demonstrably inconsistent with local and state planning instruments

The Randwick City Plan:

1. lists as a key priority *"limit the scale of development along the coast by minimising change to current controls"* for Coogee, South Coogee and Clovelly;
2. Identifies that future infill development in Coogee will be mostly contained to the current heights and scale of the area.

The rezoning application inevitably will result in an increase to the physical scale and bulk of buildings, through exploitation of increased FSR from 0.9:1 to 1.5:1 (over 50%), and an intensification of permissible uses otherwise controlled by the current residential zoning.

The application is therefore directly inconsistent with the Randwick City Plan.

The Randwick Economic Activity Study (2008) suggest that while Coogee should plan for increase visitor numbers and encourage wider diversity of land uses to support visitor and resident populations, expansion of commercially zoned areas in the Coogee Business Centre should be *limited*.

The application to expand the commercially zoned area is therefore directly inconsistent with the Randwick Economic Activity Study.

It is noted that Council Planning Department Report M26/11 attempts to avoid this obstacle to rezoning, by suggesting,

"The business operations at 62 and 64 Carr Street are already long established and unlikely to change."

In this regard, the author of the Report purports to be able to foresee the future in making a planning decision. This is very questionable reasoning. If the owners' intentions were *not* to change "long established" existing uses, why then have they applied to rezone? The author of Council Planning Department Report M26/11 is, with respect, naive to suggest the existing uses are *"unlikely to change."*

In terms of the NSW Metropolitan Plan for Sydney 2036:

It is imperative to note that whilst some objectives of this plan may be relevant – e.g. Objective B1.1 – plan for centres to grow and change over time, and Objective B3.2 Plan for urban renewal in identified centres, *pursuit of these objectives must be considered against the needs of local residents, including the need for preservation of amenity of residential areas.*

As the Metropolitan Plan's General Objectives for Urban Centres confirm at page 64:

"In planning for centres, councils must strike a balance between the needs of local residents and broader regional considerations" (page 64).

In this regard the Carr Street rezoning application is not amenable but *prejudicial* to the needs or interests of local residents, particular due to the inevitable negative amenity impacts it promises as a result of redevelopment of the buildings and intensification of commercial uses.

Significantly the Metropolitan Plan for Sydney 2036 General Objectives for Urban Centres further state:

*"As the number of people living and working in centres grows, the need for freight and delivery movements into centres, particularly morning deliveries of fresh food, will also grow. Delivery movements into densely populated centres have the potential to create **noise problems** for surrounding dwellings, particularly in the early morning, and **compete for road space** with other traffic, particularly during the morning peak hours."*

These are very real issues directly relevant to the Carr Street rezoning proposal and reasons why it should not be supported.

As stated further above, Council has confirmed that permissible commercial uses under the proposed B2 zoning would include restaurants and bars. There are a well-known and recorded impacts with expanding such uses, not the least being increased noise, traffic, parking, litter and alcohol abuse problems, especially in Kurrawa Avenue.

Whilst it is true that the NSW Ministerial Directions (Section 117(2)) support rezoning to encourage employment growth in **suitable locations**:

- The actual amount of increased employment generated by businesses operating out of the proposed rezoned and commercially operated buildings will be relatively negligible;

- The location is not a “suitable location” for all the reasons canvassed in this letter.

Accordingly, any rezoning in this particular location cannot achieve a balance between commercial and residential interests and is inconsistent with the general intention of State Planning objectives only to grow centres and plan for urban renewal in *suitable locations* where such a balance can be achieved.

The relevant buildings cannot fulfil a key objective of the B2 zone

Significantly, the objectives of the B2 zone under the draft LEP include the following:

To minimise the impact of development and protect the amenity of residents in the zone and in the adjoining and nearby residential zones.”

The rezoning application contemplates a major change to the Carr Street streetscape and building frontage, increase to the physical bulk of buildings, particularly through redevelopment to exploit the increased FSR from 0.9:1 to 1.5:1 (over 50%), and an intensification of uses controlled by the current residential zoning.

It also contemplates a covered awning area over much of the public Carr Street footpath area, which like the covered current “Barzura” cafe, is completely occupied by tables and chairs and is an obstacle to pedestrian traffic and a safety risk in a busy pedestrian area immediately adjacent to the beach.

Contrary to the suggestion of Council Planning Department Report M26/11, such developments cannot possibly protect the amenity and interests of residents nearby.

Residents would be faced with an exacerbation of already existing adverse amenity impacts from other commercial activity in the Coogee Business Centre, not the least being:

- increased traffic congestion;
- added pressure on already scarce parking – unavoidable as the lower levels of the building are used for parking, which use will be largely displaced by the intended new use;
- increased interference with public footpath and open area access and associated safety issues;
- increased noise;
- increased littering;
- Increased commercial garbage collection and disposal, cooking/business odour, and general waste management, issues.

The relevant buildings already fulfil the objectives of their current 2C residential zoning, and although two have a commercial existing use, one of those is for budget accommodation, which is a use residential in nature. This should not be permitted to change.

Rezoning the buildings is entirely unnecessary

To create an extension of business and retail premises in Coogee would be superfluous. It is apparent from any objective scrutiny of business activity in Coogee, that an adequate supply of business and retail premises exists to meet the needs of the community and visitors.

The proposal to “activate” the street frontage at the relevant sites suggests strongly that the intended use would be a café, restaurant or other food related business with outdoor seating on Carr Street. “Activating” the Carr Street frontage with further **competing** business use to those in the immediate vicinity is not necessarily of benefit to those existing businesses.

Council Planning Department Report M26/11 (in an unconvincing attempt to suggest the proposal does not threaten increased traffic pressure) in fact admits that the redeveloped uses in Carr Street will compete with other existing business:

"Users of a commercial component on the site are likely to be either residents of people who are already in the area utilising other commercial or recreational facilities." (page 349).

By some leap of logic the author of the Report somehow finds that taking business from other existing businesses in Coogee will support and grow the Coogee business centre and grow employment. That is a very doubtful conclusion.

Council Planning Department Report M26/11 -

The Report which supports the rezoning application demonstrably lacks objectivity in its assessment of relevant issues.

In summary, the Report:

1. Incorrectly suggests that amenity issues and DA specific such as traffic, noise, access, parking etc. are not relevant to the process of determining a rezoning application. This error is evidenced by the NSW Metropolitan Plan for Sydney 2036, that in relation to planning for centres, amenity issues such as noise and traffic competition are relevant, and *"In planning for centres, councils must strike a balance between the needs of local residents and broader regional considerations."* (page 64)
2. Makes no effort to address the Randwick City Plan objective to *limit* the scale of development on the coast in Coogee and to minimise change to controls, yet somehow concludes that, *"The proposal is consistent withvarious local strategies."* (page348).
3. Addresses the objective of the Randwick Economic Activity Study (2008) to oppose expansion of commercial areas in the Coogee Business Centre, and then attempts to circumvent the impact of the Study by **purporting to be able to foresee the future**, stating, *"the business operations at 62 and 64 Carr Street are already long established and unlikely to change."*
4. States that the rezoning of the Carr Street buildings would fulfil the objectives of the B2 zone, but fails to directly address key adverse amenity impacts which are relevant to the objective of the B2 zone *"To minimise the impact of development and protect the amenity of residents in the zone and in the adjoining and nearby residential zones."*
5. States that *"the addition of new business zoned land adjacent to an established commercial area would constitute effective land use planning..."* (page 349). This is, with respect, nonsense as it implies by logic that **all** land should be rezoned commercial, because, by a progression of commercial rezoning, all land will ultimately find itself adjacent to a previously established commercial area. Proximity to an established commercial centre might make a particular site more suited to rezoning but surely does not of itself justify rezoning to commercial.
6. States that *"it is considered that any increase in intensity of development of 58-60 Carr Street will not result in significant intensification of traffic. Users of a commercial component on the site are likely to be either residents or people who are already in the area utilising other commercial or recreational facilities."* (page 349). Again, this statement is unjustified as any increased commercial use must commercially justify itself by attracting custom from **additional** visitors and tourists, as well as taking such custom from competing existing businesses in the

centre. Further, the statement overlooks the increased traffic and parking pressures from employees and service vehicles.

7. Supports the proposal based on the rezoning creating a "mirror image" or "bookend" use to the uses and zoning of buildings at the northern end of Coogee beach. In other words, the Report seeks to support rezoning the Carr Street properties simply for purposes of *geometry* or aesthetics on a local zoning map. This is an improperly simplistic application of largely irrelevant considerations, over a proper consideration of the specific land use issues relevant to the subject sites.
8. Suggests the rezoning of all three properties would be "inconsequential" because it would represent only 0.03% of new business zoned land in the Coogee business centre. This is an arguably misleading statement because the "consequences" of rezoning extend well beyond the quantitative/total land use issue.

Conclusion

Council is to be complemented for its initiative to comprehensively address the City's future planning challenges in the development of its Draft Comprehensive LEP.

Regretfully, for the reasons canvassed in the foregoing, the proposed rezoning of 58-60, 62 and 64 Carr Street, Coogee, is without valid justification and should not be supported. Council has an obligation and statutory duty to manage the rezoning applications effectively by rejecting them.

Yours sincerely,

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

201449327

Victoria Gavan

From: [REDACTED]
Sent: Sunday, 18 March 2012 9:16 PM
To: LEPreview
Cc: Office of the Mayor; Murray Matson; coogee; Tony Bowen; m.woodsmith@optusnet.com.au; Kiel Smith; Paul Tracey; Bradley Hughes; Caroline Mock
Subject: Re: Objection to proposed commercial zoning of Carr St - from Kurrawa Avenue to Beach Street

Dear All,

Please note there is a mistake in the original email, in the first paragraph, last line where it says 'the setting is ideal for another licensed venue' it is meant to say we do not need another licence venue in Coogee'.

I will go on to further state, that the area does not need further commercialization of any sort, because increased activity will bring the impacts stated in the original email.

Your sincerely
[REDACTED]
[REDACTED]

Dear Randwick Council Planners

Submission of Objection: Rezoning from Residential to Commercial

Carr Street - from Kurrawa Avenue to Beach St

I am again submitting a letter of objection for the proposed rezoning of Carr Street (from Kurrawa St to Beach St) from residential to business. We do not need to commercialize the southern end of Coogee, this will surely put another restaurant, bar or god-forbid a pub like venue at this end of Coogee, the setting is ideal for another licensed venue; on a less busy side road and across from a beautiful park, the beach and ocean.

I do not want to see the intensification and commercialization of this end of Coogee, it is low-key and has an attractiveness that is unique to the area; it is mainly residential with just a few commercial establishments which act nicely as a buffer to the commercial zone of Arden St and Coogee Bay Rd. A commercial rezoning would bring additional bulk, scale and height to a particularly sensitive area, not only because of the foreshore, but the impact to the amenity of the surrounding residential neighbours on Kurrawa Avenue and Beach Streets, I can't think of one positive impact, only negative impacts, as follows;

- Increased noise,
- loss of privacy,
- Additional rubbish,
- Smells of garbage, cooking fumes and alcohol

- Increased density, increase parking problems and safety issues
- Increase anonymity, higher concentration of different social mixes and potential frictions.
- Build heights, relationship from commercial to residential and the negative impacts on solar access, overshadowing and spacing between buildings.

The southern end of Coogee has a lovely ambience to it, if you elect to rezone this area from residential to commercial you will destroy this character and at the same time erode what is known as our seaside village.

Please refuse the rezoning.

Yours sincerely

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

[REDACTED]

From: [REDACTED]@ond.net.au
Sent: Monday, 2 April 2012 2:30 PM
To: LEPreview
Subject: Draft LEP: Objection to rezoning Carr Street Commercial from its present Residential Zoning

Dear Council,

Previously we emailed you regarding Randwick Councils' Business Centres Discussion Paper that was distributed for public comment specifically regarding the proposed rezoning of Carr Street. This rezoning proposal received the most submissions, with a total of 39 submissions and of these submissions 37 objected to the site being rezoned. We feel that the rezoning is unwarranted and the current status quo should be maintained i.e. it remains residential.

Coogee is and has been a seaside village, and is a place where people choose to live for this very reason (to enjoy and even thrive in the seaside nature of the neighbourhood) and for the residential character that it affords its occupants: 18,500 people live in the 2034 postcode; it's densely populated; and primarily residential.

In 2010/11, the community fought to save the Coogee foreshore from the high rise proposals associated with the Coogee Bay Hotel site. The NSW Government Architect found in favour of the community, agreed that Coogee is a village, and so the proposal was rejected by the Government at the time. Now there is a new threat to the low-key village ambience of Coogee as Council propose to rezone the last part of the bay from residential - to commercial - at the southern end of the bay.

I understand that this request originated as a spot rezoning request by the owners of 58-60 Carr Street without any consideration of any loss of amenity by the immediate and surrounding residents, and was included in the Business Centres Discussion Papers. This property is a block of residential units. It was then included in the draft LEP where it turned into rezoning the whole block (58 - 64 Carr Street); without wide community consultation; nor with an Environmental Impact Study of the consequences of this rezoning by Council. I find this unbelievable as this is overwhelmingly a residential area and should remain so, and any change in use should be thoroughly investigated. Current usage of an area should be a paramount concern and consideration when making planning considerations. Current non-conforming uses (Barzura and the Grand Pacific) are recognised as having existing use rights which works well for all; whilst 58 - 60 Carr is wholly a residential block of flats.

The existing residents are in walking distance of significant commercial amenity along Coogee Bay Road, Arden and Dolphin Streets which are established existing commercial strips that are suited to such usage. The existing commercial usage of Carr Street should be restricted to what currently exists.

This proposed rezoning creates enormous risk to the community and visitors as it will be situated on an existing busy shared pedestrian and car thoroughfare. It is adjacent to a range of recreational sites

(including the beach, Surf Life Saving Club, children's playground, public baths and playing fields) that attract many people. Additional commercial use will increase traffic creating a real and present danger for the community as this area is full of children, mothers and visitors daily and particularly on weekends who spill out onto the footpaths and existing pavement areas after enjoying the recreational amenities which do not have adequate road set-back. It can be contrasted to the commercial usage at the corner of Dolphin and Beach Streets (i.e. on the northern side of the beach which is a no-through road with significant road set-back).

Additional impacts include:

- Congestion;
- impact on street parking (day and night);
- increased stress on already strained infrastructure;
- increased levels of noise, pollution and garbage;
- potentially more unsociable behaviour including drunkenness; and
- the lack of set back and other controls in commercial areas that affect residential amenity

The impact is compounded by the absence of a rear lane way to deal with the day to day management of the commercial business including garbage and deliveries. It will be the quiet and already overburdened Kurrawa Avenue and its residents that will have to bear the brunt of this activity.

There was a rezoning of this block considered in 1990 and it was rejected as it was considered "that commercial redevelopment of this block was inconsistent with existing residential development in the vicinity". Although a number of years has passed this area is still residential and Council has not made a case that circumstances have changed that would alter this conclusion.

We are concerned that we could end up with a whole block of intense entertainment related commercial activity with all the associated crime and antisocial aspects - to replace a treasured, low key, crime free and relatively peaceful precinct at the Southern end.

The overdevelopment of Coogee into a major commercial area is unthinkable and, if this were to occur, would cause further irreparable damage to our seaside gem. The current zoning has brought unacceptable levels of violence to the area and caused major traffic and parking problems for visitors and residents alike. Residents are sick of reading or hearing in the media of yet another alcohol or drug related incident or bashing in Coogee. Do we want to encourage and increase these incidences by allowing more development of the types of commercial ventures that promote these occurrences?

Due to the types of uses permitted in zone B2, noise is a big issue in Coogee particularly at night – for example: the beat of music and crowd noise from the hotels; the noise of patrons on their way to or from

the hotels and clubs; and the noise from people frequenting late night food outlets as well as the noise of sirens as police attend incidents associated with the hotels and clubs. Noise that emanates from the bay area is amplified to the West and South even as far as to Cairo Street. Further permits to develop more high impact commercial activities will simply exacerbate an already existing problem.

Council has indicated its desire to deal with these problems so please don't let this spread throughout the residential areas of Coogee. We need to minimize the impact on residential areas from commercial activities.

Coogee does not need any more bars, take-way outlets, cafes, restaurants or convenience stores. Coogee is FULL.

Thank you for the opportunity to have our views heard.

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: Monday, 2 April 2012 3:35 PM
To: LEPreview
Subject: Draft LEP - objection to rezoning of the southern end of the Coogee foreshore from residential to commercial.

To whom it may concern:

Commercial development of this block is inconsistent with existing adjoining residential uses. It will increase traffic and impact on the already restricted street parking in nearby streets. It will open the way to overdevelopment and high impact uses which would have negative impacts the surrounding residential zone and the foreshore area.

[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: Monday, 2 April 2012 4:57 PM
To: LEPreview
Subject: Draft LEP - objection to rezoning of the southern end of the Coogee foreshore from residential to commercial

Hello LEP review team,

This email is to object to rezoning of the southern end of the Coogee foreshore from residential to commercial.

Commercial development of this block is inconsistent with existing adjoining residential uses. It will increase traffic and impact on the already restricted street parking in nearby streets. It will open the way to overdevelopment and high impact uses which would have negative impacts the surrounding residential zone and the foreshore area.

Pls retain the current residential zoning in the area. It is part of the character & ambience of Coogee.

Yours faithfully,
[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: Monday, 2 April 2012 5:54 PM
To: LEPreview
Subject: Draft LEP - objection to rezoning of the southern end of the Coogee foreshore from residential to commercial.

I object to the above rezoning. I do not want to see further erosion of the low key village ambience of the area.

Commercial development of this block is inconsistent with existing adjoining residential uses. It will increase traffic and impact on the already restricted street parking in nearby streets. It will open the way to overdevelopment and high impact uses which would have negative impacts the surrounding residential zone and the foreshore area.

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Monday, 2 April 2012 3:57 PM
To: LEPreview
Subject: Draft LEP - objection to rezoning of the southern end of the Coogee foreshore from residential to commercial.

Draft LEP - objection to rezoning of the southern end of the Coogee foreshore from residential to commercial.

I have lived in Coogee and been a rate payer for well over a decade. I strongly object to this proposed rezoning of a vital part of the immediate beach area that gives Coogee its distinctive character.

The commercial development of this block is inconsistent with existing adjoining residential uses. It will increase traffic and impact on the already restricted street parking in nearby streets. It will open the way to overdevelopment and high density uses which would have negative impacts the surrounding residential zone and the foreshore area.

[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: Monday, 2 April 2012 8:47 PM
To: LEPreview
Subject: Draft LEP

Sir

There is a proposal to rezone to COMMERCIAL - the last part of the bay area. This is the street block containing the Barzura. The block is currently zoned residential - with the Barzura operating under historical existing use rights. This proposal is in Councils new draft planning document [the LEP]. On one of the maps it shows as blue for commercial zoning when it is used to be pink [for residential]!!

Commercial development of this block is inconsistent with existing adjoining residential uses. It will increase traffic and impact on the already restricted street parking in nearby streets. It will open the way to overdevelopment and high impact uses which would have negative impacts the surrounding residential zone and the foreshore area.

I wish to lodge my objection to this rezoning.

[REDACTED]

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From: Bang The Table [admin@bangthetable.com]
Sent: Monday, 2 April 2012 1:49 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 Sirs/Madams, I would like to register a submission AGAINST the proposal to rezone the corner of Carr and Beach St from residential to Commercial use. I have lived at [REDACTED] and this change will adversely affect me and my entire family. The proposal will create more: Noise Traffic congestion Invite even more drunk and disorderly behaviour to Coogee Become unsafe for my grandchildren because of more broken glass, traffic and vomit! Create even more of a parking problem. Currently we can barely have visitors from our children or others because of limited parking spaces. Coogee has enough commercial areas that cater for all including the tourists with the Palace Hotel, the Coogee Bay Hotel, the Crown Plaza and all the restaurants and cafes scattered all over Coogee. Please leave a small pocket of Coogee near the beach that is peaceful and relatively free of delivery trucks, commercial garbage collection and MORE parking difficulties. We already have to pass an already over-crowded sidewalk with Barzura Cafe taking up most of the walk way to cross the road to get to the beach and park. Often there are delivery trucks parked up on the sidewalk also causing congestion. Please leave a small pocket of Coogee near the beach that is peaceful and relatively free of delivery trucks, commercial garbage collection, and more parking difficulties. We insist you not rezone this area to commercial use and save a little of Coogee for those of us that live here. This is a heavily populated area with local residents so where are we to live if you keep catering for businesses and leave us nowhere quiet enough to sleep at night? Respectfully [REDACTED]

**Upload and
attach your
Submission**

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

From: Bang The Table [admin@bangthetable.com]
Sent: Monday, 2 April 2012 1:50 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 Sirs/Madams, I would like to register a submission AGAINST the proposal to rezone the corner of Carr and Beach St from residential to Commercial use. I live at [REDACTED] and this change will adversely affect me and my entire family. The proposal will create more: Noise Traffic congestion Invite even more drunk and disorderly behaviour to Coogee Become unsafe for my grandchildren because of more broken glass, traffic and vomit! Create even more of a parking problem. Currently we can barely have visitors from our children or others because of limited parking spaces. Coogee has enough commercial areas that cater for all including the tourists with the Palace Hotel, the Coogee Bay Hotel, the Crown Plaza and all the restaurants and cafes scattered all over Coogee. Please leave a small pocket of Coogee near the beach that is peaceful and relatively free of delivery trucks, commercial garbage collection and MORE parking difficulties. We already have to pass an already over-crowded sidewalk with Barzura Cafe taking up most of the walk way to cross the road to get to the beach and park. Often there are delivery trucks parked up on the sidewalk also causing congestion. We insist you not rezone this area to commercial use and save a little of Coogee for those of us that live here. This is a heavily populated area with local residents so where are we to live if you keep catering for businesses and leave us nowhere quiet enough to sleep at night? R [REDACTED]

**Upload and
attach your
Submission**

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[REDACTED]

From: [REDACTED]
Sent: Tuesday, 13 March 2012 6:13 PM
To: LEPreview
Cc: Office of the Mayor; Tony Bowen; coogee@parliament.nsw.gov.au; matson@ihug.com.au; Geoff Stevenson; Ted Seng; Paul Tracey; Kiel Smith; m.woodsmith@optusnet.com.au; General Manager
Subject: Draft Comprehensive LEP: Objection to Proposed Rezoning of Carr St, Coogee

Dear Sirs/Councillors

Thankyou for the opportunity to comment on the Draft Comprehensive Local Environment Plan and the proposed rezoning of the area comprising Kurrawa Ave, Carr Street and Beach Street, Coogee.

I write as the owner/occupant of [REDACTED] and the Grand Pacific Hotel, Beach Street. I have owned the property since 2005. I wish to record my objection to the proposed rezoning for the following reasons:

I wish to record my objection to the proposed rezoning for the following reasons:

1. A rezoning will permit the commercial development of buildings which are essentially residential in design and original conception.
2. The existing Barzura Restaurant already contributes to the noise and demand for parking in an area where many residents have no off street parking. Commercial development of the street level of Windsor Towers would similarly add to noise and parking problems.
3. Should such developments occur, residents would have to endure substantial noise and traffic obstructions while construction and renovation works are carried out. Kurrawa Ave is a comparatively quiet residential street and its nature would be changed detrimentally.
4. Parking access to my property [REDACTED] is likely to become more difficult.
5. Any further increase in the number of licensed venues will lead to more noise, violence and vandalism. The Coogee Bay Hotel's record is proof of that and the recent expansion of the Surf Club's activities has added to the noise and parking demands in Beach Street.

I trust that my views will be taken into consideration when the rezoning proposal is debated.

Yours faithfully,

[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: Tuesday, 13 March 2012 4:33 PM
To: Office of the Mayor; Murray Matson; coogee@parliament.nsw.gov.au; m.woodsmith@optusnet.com.au; Kiel Smith; Paul Tracey; Robert Belleli; Charles Matthews; Alan White; Bradley Hughes; John Procopiadis; Anthony Andrews; Geoff Stevenson; Ted Seng; LEPreview
Subject: Draft Comprehensive LEP
Categories: Chris

Dear Sirs, Councillors,

Thankyou for inviting me to comment on the above LEP Draft, and the proposed rezoning of the area comprising Kurrawa Ave and Beach Street, Coogee.

I write as the owner/occupant of [REDACTED] and the Grand Pacific Hotel, Beach Street.

I have owned this property since 1995. I bought it on the assumption that it would remain part of a residential area. I bought it as a home to retire to!

I wish to record my objection to the proposed rezoning for the following reasons:

1. A rezoning will permit the commercial development of buildings which are essentially residential in design and original conception.
2. The existing Barzura Restaurant already contributes to the noise and demand for parking in an area where many residents have no off street parking. Commercial development of the street level of Windsor Towers would similarly add to noise and parking problems.
3. Should such developments occur, residents would have to endure substantial noise and traffic obstructions while construction and renovation works are carried out. Kurrawa Ave is a comparatively quiet residential street and its nature would be changed detrimentally.
4. Parking access to my property [REDACTED] is likely to become more difficult.
5. Any further increase in the number of licensed venues will lead to more noise, violence and vandalism. The Coogee Bay Hotel's record is proof of that and the recent expansion of the Surf Club's activities has added to the noise and parking demands in Beach Street.

I write as a rate payer and concerned resident and hope that my views and those of others objecting to any detrimental rezoning of our area will be taken into consideration.

Yours faithfully,
[REDACTED]

Victoria Gavan

D01447452

From: [REDACTED]
Sent: Thursday, 15 March 2012 11:58 AM
To: Office of the Mayor
Cc: Tony Bowen; coogee@parliament.nsw.gov.au; [REDACTED]; Kiel Smith; Paul Tracey; [REDACTED]; [REDACTED]; Robert Belleli; John Procopiadis; Geoff Stevenson; Bradley Hughes; matthewplatt@bigpond.com
Subject: SAVE OUR COOGEE

Dear Mayor,

I want to register my concern regarding the proposed rezoning of Carr Street, Coogee.

I live at [REDACTED] believe that the planned commercial zoning of the southern end of Coogee beach will affect all residential streets close to the beach. The proposed change from residential to commercial zoning in Carr Street near the beach will mean more people and traffic coming to this part of Coogee. As there are no plans for extra parking facilities this will result in increased parking pressure to all the surrounding streets including where I live.

Coogee already has ample pubs and bars, cafes, restaurants, take away outlets etc and there is no justification for this rezoning. In fact the village ambience of Coogee will continue to deteriorate if this type of rezoning facilitates even more late night bars in the area. In addition to parking issues, the problem of all night noise on residential streets from people leaving bars is already a significant issue in our area.

I trust that the council can ensure this rezoning does not proceed and to work in the interested of residents and owners to ensure development of Coogee is maintained at an appropriate level.

Yours sincerely,

[REDACTED]
[REDACTED]
[REDACTED]

This email is intended for the addressee(s) named and may contain confidential and/or privileged information.
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[REDACTED]
[REDACTED]
[REDACTED]

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From: [REDACTED] of Office of the Mayor
Sent: Thursday, 15 March 2012 8:17 AM
To: [REDACTED]
Subject: FW: Draft LEP for Commercial Zoning of Carr St [REDACTED]

Dear Mayor,

I want to register my concern regarding the proposed rezoning of Carr Street, Coogee.

I live at [REDACTED] and believe that the planned commercial zoning of the southern end of Coogee beach will affect all residential streets close to the beach. The proposed change from residential to commercial zoning in Carr Street near the beach will mean more people and traffic coming to this part of Coogee. As there are no plans for extra parking facilities this will result in increased parking pressure to all the surrounding streets including where I live.

Coogee already has ample bars, cafes, restaurants, take away outlets etc and there is no justification for this rezoning. In fact the village ambience of Coogee will continue to deteriorate if this type of rezoning facilitates even more late night bars in the area. In addition to parking issues, the problem all night noise on residential streets from people leaving bars is already a significant issue in our area.

I recently wrote to you about the current issue of parking on the streets in my area, resulting in owners and residents being unable to park legally close to their homes. Thank you for your response and I look forward to contributing to the feedback in the review process for the local planning controls.

I trust that the council can ensure this rezoning does not proceed and ensure that development in the area will maintained at an appropriate level.

Yours sincerely,

[illegible]

[REDACTED]

From: [REDACTED]
Sent: Monday, 2 April 2012 9:07 PM
To: LEPreview
Subject: DRAFT LEP

I object to the rezoning of the southern end of Coogee Beach from residential to commercial.

[REDACTED]
[REDACTED]
[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: Monday, 2 April 2012 2:49 PM
To: LEPreview
Subject: draft LEP

I object to rezoning of the southern end of the Coogee foreshore from residential to commercial!

[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: Monday, 2 April 2012 2:16 PM
To: LEPreview
Subject: Draft LEP - objection to rezoning of the southern end of the Coogee foreshore from residential to commercial.

[REDACTED]

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Victoria Gavan

From: [REDACTED]
Sent: Monday, 2 April 2012 4:47 PM
To: LEPreview
Subject: Draft LEP - objection to rezoning of the southern end of the Coogee foreshore from residential to commercial.

Dear Sir/Madam

I wish to raise an objection to the rezoning of the southern end of the Coogee foreshore from residential to commercial.

Thank you.

[REDACTED]

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201458142

[REDACTED]

From: [REDACTED]
Sent: Monday, 2 April 2012 10:29 AM
To: LEPreview
Subject: Draft LEP - objection to rezoning of the southern end of the Coogee foreshore from residential to commercial.

I object to the rezoning of property at the end of the southern end of Coogee Beach.

Regards

[REDACTED]

[REDACTED]

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Victoria Gavan

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

objection to rezoning of the southern end of the Coogee foreshore from residential to commercial.

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D01459298

[REDACTED]

From: [REDACTED]
Sent: Monday, 2 April 2012 5:43 PM
To: LEPreview
Subject: Southern of Coogee Beach

Please take this email as an objection to all proposed development at the southern end of Coogee Beach.

Thank you

[REDACTED]

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Do1459295

[REDACTED]
[REDACTED]
From: [REDACTED] [REDACTED] com]
Sent: Monday, 2 April 2012 6:02 PM
To: LEPreview
Subject: Draft LEP - objection to rezoning of the southern end of the Coogee foreshore

I strongly object to the rezoning of the Southern end of the Coogee Foreshore from Residential to Commercial

[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: Monday, 2 April 2012 6:34 PM
To: LEPreview
Subject: Draft LEP - objection to rezoning of the southern end of the Coogee foreshore from residential to commercial.

Draft LEP - objection to rezoning of the southern end of the Coogee foreshore from residential to commercial.

thanks, [REDACTED]

*** IMPORTANT INFORMATION ***

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No confidentiality or privilege is waived or lost by any mistransmission. If you receive this correspondence in error, please immediately delete it from your system and notify the sender.
You must not disclose, copy or rely on any part of this correspondence if you are not the intended recipient.

Any opinions expressed in this message are those of the individual sender, except where

[REDACTED]

[REDACTED]

Victoria Gavan

From: [REDACTED]
Sent: Tuesday, 27 March 2012 4:35 PM
To: LEPreview
Subject: stop rezoning of the southern end coogee

stop rezoning of the southern end of coogee beach now

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[REDACTED]

From: [REDACTED]
Sent: Monday, 2 April 2012 2:18 PM
To: LEPreview
Subject: Draft LEP - objection to rezoning of the southern end of the Coogee foreshore from residential to commercial.

HI

I live in [REDACTED] Rd Coogee and object to more commercial zoning thanks [REDACTED]

D01453230

[REDACTED]

From: [REDACTED]
Sent: Monday, 26 March 2012 2:38 PM
To: LEPreview
Subject: Objection to expansion of commercial zoning in Coogee foreshore area

Dear Administrator of LEP Review

I am writing my objection to expansion of commercial zoning in Coogee Foreshore Area as we do not need any more traffic and more pressure on parking day and night to the area.

Regards

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

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[REDACTED]

From: [REDACTED]
Sent: Monday, 2 April 2012 5:06 PM
To: LEPreview
Subject: Keep Coogee A Village

I object to all proposed developments at the southern end of Coogee Beach.
The idea to change this area from a residential one to a commercial precinct is
ridiculous.

Regards

[REDACTED]

Sent from my iPad

[REDACTED]

From: [REDACTED]
Sent: Monday, 2 April 2012 6:21 PM
To: LEPreview
Subject: Draft LEP - objection to rezoning of the southern end of the Coogee foreshore from residential to commercial

Good afternoon,

I am along term resident and ratepayer of Coogee.

Further erosion of the residential zoning around Coogee beach will degrade the amenity of the area for residents. I would like to register my objection to the proposed rezoning.

Regards,

[REDACTED]
[REDACTED]
[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: Monday, 2 April 2012 10:48 AM
To: LEPreview
Subject: Draft LEP - objection to rezoning of the southern end of the Coogee foreshore from residential to commercial

Dear Council,

I object to the proposed rezoning due to the increase of traffic.

Regards,

Andreas

[REDACTED]

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