

New City Plan
Kogarah City Council
Locked Bag 8,
KOGARAH NSW 2217

By email: newcityplan@kogarah.nsw.gov.au

Re: NEW CITY PLAN

To the General Manager and Councillors,

We write because we support the United Kogarah City Residents Association's research that the Draft LEP has been justified upon population increases that conflict with Council's previous reports. In a practical sense, we agree that the Draft LEP lacks sufficient rigour and the evidence based planning to support the locational density increases proposed.

We agree that the LEP lacks a coherent vision about place making and fails to develop upon the place making that was achieved in Kogarah Town Centre.

This is not an anti-development submission. Evidence based planning must inform contemporary strategic planning principles like the 20-minute neighbourhood, centred around the Illawarra railway line and its stations.

Achieving any modal shift to public transport requires Council to adopt a transit oriented development approach to its strategic plans and this requires targeted incentives to deliver new places where people can live, work and socialise. We accept that higher densities and revitalised centres could be created around railway stations but do not accept density increase outside the immediate confines of the centres. In the case of some centres, the HOB and FSR are too low and there are no detailed urban design outcomes for each centre.

We don't agree with the concepts for the Princes Highway corridor. Air pollution, traffic noise, currently unacceptable intersection service levels and the use of the back streets as rat runs to avoid the bottle necks around St George TAFE, as well as the lack of sufficient bus services in the corridor, do not support a corridor approach. We don't support creating more car dependent developments outside 200-400m of each centre on the Illawarra Railway Line.

We don't support removal of environmental zones and more land uses in the topographically difficult foreshore area that are even more remote from public transport.

These primary concerns are but the tip of our collective concerns. There are more specific issues that individuals and individual Associations will raise.

There has been an unhealthy amount of speculative buying by developers. We wish to ensure that lobbying by developers, skewed by their vested interests in speculative property investments, is not given determinative weight by Councillors in considering the efficacy of the Draft LEP. We ask that Councillors seriously question the efficacy of the density increases proposed.

We request multiple public hearings for the New City Plan, held over a period of two weeks (morning and evening), independently moderated with the presence of all Councillors and Council's senior staff and recordings of all hearings be made publicly available as per all Council meetings.

I have made no reportable political donations in the past two years.

Signed:

Date:

Address:

Email: