



**Re: LP/03/79340 AMENDED DRAFT SUTHERLAND SHIRE  
LOCAL ENVIRONMENT PLAN 2013**

[ssc@ssc.nsw.gov.au](mailto:ssc@ssc.nsw.gov.au)

Thank you for the opportunity to respond to the amended Draft Sutherland Shire Local Environment Plan 2013. At the outset I note that Bundeena and its natural surrounds with the Royal National Park is an area of great significance for the local community and for those across NSW. There are three principal matters that this brief submission aims to address. They are enumerated below.

a. Unexplained increases in heights or density

There are significant community concerns about the substantial increase in density across the municipality. It appears the proposed changes have narrow support amongst certain local landowners and developers; however they do not enjoy community support. These changes, if permitted will destroy local character and overwhelm local infrastructure.

In particular under 4.3(7) the increasing number of sites for which maximum permissible heights are up to 26 metres above what would otherwise be permitted are a cause for concern.

b. Bundeena E2 rezoning

My office has received a substantial amount of correspondence about proposed development in this area and we continue to have strong concerns about the proposals.

In particular the inclusion under Schedule 1(3) of a permitted use of “development for the purpose of a Recreational camp and eco-tourist facilities” at 60-70 Bournemouth Street, Bundeena is considered inappropriate based on the ecological values of the area.

This land should be zoned E2 for environmental conservation and protected against further development. This would also prevent against future risks of this land being subdivided and developed even more intensely.

c. Failure to consider the impacts of climate change

The removal of consideration of 6.2(3)(i) which requires the consideration of sea level rises or changes to flooding as a result of climate change before foreshore developments are approved is short-sighted in the extreme and will expose property owners and their communities to severe losses in the future. The failure to refer to climate change impacts in your council planning documents does not mean that climate change will not have inevitable and predictable impacts on the municipality.



David Shoebridge MLC  
Member of the NSW Legislative Council

**The Greens NSW  
Submission  
11 June 2013**

Refusing to consider the impacts in an area with such a large coastline and so much expensive council and private infrastructure on the coast will only expose future residents and ratepayers to ongoing risk and damage.

Please do not hesitate to contact my office at [david.shoebridge@parliament.nsw.gov.au](mailto:david.shoebridge@parliament.nsw.gov.au) or (02) 9230 3030 if you have any questions regarding this submission or require further information.

Regards,

A handwritten signature in black ink, appearing to read 'D. Shoebridge', written in a cursive style.

David Shoebridge  
Greens NSW MP