Simon Truong - 78 - 96 Arncliffe Street and 31 - 45 Princes Highway, Wolli Creek

From: "John P Brandenburg" <[redacted]>
To: <simon.truong@planning.nsw.gov.au>
Date: 16/11/2010 9:22 PM
Subject: 78 - 96 Arncliffe Street and 31 - 45 Princes Highway, Wolli Creek
CC: <rcc@rockdale.nsw.gov.au>

Dear Mr. Truong,

Today's issue of the St George and Sutherland Shire Leader Newspaper carried an advertisement placed by NSW Planning advising the Minister for Planning had approved the development proposal for the above site on 7 July 2010. However the notice failed to advise the first application to modify the consent conditions for this development has already been lodged with the Department of Planning.

In summary, the more significant changes the applicant is now seeking to modify are:

- adding a year or two or more to the temporary use of the site, which is currently limited to 15 years. That means the site is sterilized and Arncliffe Street remains half constructed for 15+ more years.
- an increase in floor space for the specialty retail from 600sqm to 1008sqm. The proposed liquor outlet for passing highway trade was probably too small.
- a reduction in car parking spaces from 184 to 172. 'No Parking' zones in Arncliffe Street are already being created as a result of this development and now we can expect a few more cars clogging up the local streets. The small shops in Arncliffe Street now lose more parking spaces for their customers.
- an increase in the hours of operation of the Loading Dock.

In several of the submissions lodged in response to the initial proposal, the location of the proposed Loading Dock at the corner of Brodie Spark Drive and Arncliffe Street, and vehicle access to and from that facility, were major concerns raised. Bedroom and living areas are located immediately opposite and local residents already know that large trucks and semi trailers have great difficulty maneuvering around Wolli Creek at that location. Now the applicant is proposing a "slight" change.

The existing conditions require the loading hours to be:
8.00am to 9.00pm Monday to Friday.
8.00am to 7.00pm Sundays and Public Holidays

The changes now requested are:
6.00am to 11.00pm Monday to Saturday.
7.00am to 9.00pm Sundays and Public Holidays.

Will this application to modify the consent conditions be placed on public exhibition? Will those persons/organizations/authorities who lodged submissions be advised? Or is this another example of the local community being locked out when Part 3A development proposals are assessed by the NSW Minister for Planning and not by our local Council?

I await your advice.

Regards,

John P Brandenburg
[redacted]

Tel: [redacted]