



MATRAVILLE
Chamber of Commerce

"Coming together to serve you better"

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29 January 2012

Cr Ron Hoenig
Mayor, Botany Bay City Council
Shop 176A, Eastgardens Shopping Centre
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mayor@botanybay.nsw.gov.au

c.c.

Hon. Michael Daley, MP Member for Maroubra, michael.daley@parliament.nsw.gov.au
Cr Scott Nash, Mayor, Randwick City Council, scott.nash@randwick.nsw.gov.au
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Cr Charles Matthews, Randwick City Council, charles.matthews@randwick.nsw.gov.au
Cr Alan White, Randwick City Council, alan.white@randwick.nsw.gov.au

Dear Mayor,

Request for extension to exhibition period and public submission period for DA 11/224 (140-148 Denison Street and 49 Smith Street, Hillsdale. APPLICANT: Bunnings Group Limited)

Due to the Christmas/New Year holiday period and timing of Precinct meetings, Matraville Precinct and Matraville Chamber of Commerce request an extension to the submission period in order to allow additional time to consult with our community due to the **complicated nature** of the above mentioned DA.

The following significant issues need clarification:

- **DANGEROUS GOODS ROUTE**
Will Council be requiring a revised traffic risk assessment, and will it include a cumulative risk assessment for the dangerous goods route?

If so, will this lead to an extension for submissions?

- **TRAFFIC IMPACT**
Will Council require a revised traffic impact assessment that addresses more than just the Bunnings driveway plus one other intersection?

The traffic study appears limited for such a large development as its scope does not cover the entire potential traffic impacts of the proposal. For example, intersections such as the Corish / Denison + Smith, the corner of Denison St and Beauchamp, or Wentworth and Banks are not addressed.

Nor does it consider the State Government requests that Local Councils plan for the proposed increase in Port related container traffic to 3.2m TEU's per annum? (Other estimates suggest a figure more like 17m TEU's per annum.)

What are the current levels of container movement? How much are they expected to increase in coming years? Where does the responsibility lie to ensure that the road system is able to handle this approved increase in Port related traffic, with Council or another entity?

- **ECONOMIC IMPACT**
Will Council require a revised SEE as the current one does not adequately address the economic impact of the proposal?

The SEE at 5.8 states that "It will provide employment opportunities for the local area" and concludes that "The proposal is consistent with the above objectives of zone Industrial 4(a). The development will contribute to the economic and employment growth of Hillsdale, whilst not adversely affecting the environment or giving rise to an unacceptable level of risk in the area".

However, nowhere in the report does it attempt to substantiate such a significant claim? OR take into account the nett impact on the surrounding businesses, employment directly relating to those operations and the flow on effect of job losses.

On what basis and evidence is this claim made?

- **ZONING**

A strong argument is made in the SEE that the proposal is appropriate for the zoning of the land. This land WAS zoned industrial, where a hardware store of such size would not be appropriate but has since been rezoned.

What process was undertaken to allow the rezoning? Was the community consulted?

As you would appreciate, organizing a community group involves considerable planning and we require forward notice for meetings. Without the above questions answered, it is very hard to respond accordingly to Council's request for submissions to be made.

You can also appreciate that as Matraville itself does not lie within the boundaries of Botany Bay City Council that we have limited knowledge of, or contact with your Council however, **developments along Dension Street WILL have significant impact on our health and well being as it relates to existing hazardous industries, traffic and local businesses.**

We would appreciate and indeed invite representatives of Botany Bay City Council to attend a public meeting that we are intending to hold, to that end a few questions arise:

- Is such a meeting already scheduled with other parties? If so, could you please provide details and a contact person to discuss inviting the Matraville Precinct and Matraville Chamber of Commerce to that meeting?
- Is Council agreeable to attend a public meeting?
- If so, what requirements does Council have in terms of chairing the meeting, time allowed for speakers, right to reply etc?
- Are local business groups already being invited to hold discussions with Council, such as Botany BEC and Matraville Chamber of Commerce?

Your help in this matter would be greatly appreciated.

Regards,

Mr John Perez

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and

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