

Marian Pate
Sutherland LEP Review
NSW Department of Planning and Infrastructure
PO Box 39,
Sydney NSW 2001.

2013 Sutherland Shire Draft Local Environmental Plan

WE OBJECT TO THE TOTAL REZONING OF NORTH CRONULLA TO 9M TOWNHOUSES AND 6 STOREY FLATS

I object to the area in North Cronulla bounded by Bate Bay Rd, Sanderson St, Mitchell Rd, Hume Rd & Elouera Rd being rezoned from low density (R2), to Medium density (R3). The area has many quality homes with many new homes being constructed over the past few years.

If this area is zoned R3 there will be no remaining low density residential left in North Cronulla. This is unacceptable, bad planning and inconsistent with the rest of the Shire.

R3 ZONE FOR THIS AREA WILL MEAN:

- **9m 3 Storey Flats with above ground terraces and underground parking can be constructed in this zone.**
- **3 storey flats or townhouses will create excessive bulk of buildings and privacy issues for homes**
- **The increase in density will create excessive traffic and parking, particularly with the balance of North Cronulla medium to high to Commercial zonings of R3, R4 and B3**
- **The Bate Bay, Elouera and Kirkwood Roads, being the primary roads in this particular area, are already narrow and congested, particularly during school hours and pick up (due to the proximity of Cronulla High School). Increasing the density in this area will materially increase traffic flows and increase congestion from on street parking. Kirkwood Road in particular is narrow and is used by school buses, and together with the consequential increase of parked cars from any the proposed density increase will significantly increase the risk of incidents to school children pedestrians and/or vehicles.**

NO REZONING TO MEDIUM DENSITY

We call upon State Planning and Sutherland Shire Council to leave the R2 low rise residential zone remaining for the small area of quality homes bounded by Bate Bay Rd, Sanderson St, Mitchell Rd, Hume Rd & Elouera Rd.

NO 3 STOREY BUILDINGS IN R2 and R3 ZONES

We call upon State Planning and Sutherland Shire Council to follow the recommendation of the Council Staff and limit the height of construction in R2 and R3 zones to 8.5 metres. Alternatively, the LEP should expressly state that only 2 storey homes be permitted in R2 and R3 zones.

Name.....Trent Duvall

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Political Donation or gift to any councilor or council employee.....NO

Request my name be withheld from list of submitters. NO

Submissions in by 14th February 2014.

On line submissions at <http://www.planning.nsw.gov.au/sutherlandlepreview> Then go to "How to make a written submission".

Email sutherlandlepreview@planning.nsw.gov.au Post (to Marian Pate as above).