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13 February 2014

Sutherland LEP Review
NSW Department of Planning & Infrastructure
PO Box 39
SYDNEY NSW 2001

Dear Sirs

COUNCIL DRAFT LEP 2013 – SUBMISSION TO REVIEW PANEL

As long standing residents of some 20 years in the Sutherland Shire we strongly object to the proposals in the draft Sutherland Shire Local Environmental Plan (LEP) 2013 as follows:

- The LEP will irreversibly change the character of the Shire
- There will be no right of objection if development complies with the LEP
- More than 15,000 mostly high density additional dwellings. Thousands of extra cars will clog Shire roads and parking.
- 5,500 additional high density dwellings within 800 metres of centres - is more than double the target set by State Government.
- Additional high density dwellings beyond 800m radius – will further increase congestion.
- The minimum height of units increased to 4 storeys with 6 storeys the height preferred by Council - loss of amenity for streets from tall, bulky buildings.
- 13,346 square metres of public open space in Waratah Park, Sutherland proposed for 9 storey buildings. No additional public open space provided under the LEP.
- No minimum lot size for unit, townhouse and dual occupancy development.
- Units and townhouses allowed on single lots - amalgamation of lots not required.

- Permitting undersized and single lots will encourage an excessive amount of high density of poor design with adverse impacts on neighbours.
- 3 storey townhouses and 3 storey houses permitted. 2 storey height limit removed leading to loss of privacy, overlooking neighbours.
- Increases in floor space in all low density zones. Larger houses with bigger foot prints and smaller backyards reduce privacy and amenity.
- (Green) landscape area requirement reduced from a range of 40%-55% to 25%-30% - allows no room to plant trees
- Adverse impacts from increased floor space together with reduced landscaped area are: Loss of Shire's tree canopy and loss of privacy
- Increased stormwater runoff - flooding of dwellings, pollution of waterways.
- The largest increase in permitted house size and largest decrease in landscaped area are in waterfront and environmentally sensitive areas. This will devastate the tree canopy and the scenic beauty of our foreshores.

With respect to the Urban Activation Precincts we understand that:-

Council has decided without asking residents to hand control of all planning and development in large areas of Miranda, Caringbah and Sutherland to the State Government. These areas are known as 'Urban Activation Precincts'. These areas are expected to be subject to:

- Extensive rezoning of single dwellings in a large area of Miranda for high rise, high density development to be carried out by the State Government.
- Residents will have no say on what scale of development eventuates
- Development proposals will not be advertised
- Neighbours will not be notified
- No Objections will be allowed
- These rezoning's will be in addition to those in Council's LEP.

The above would be a totally unacceptable outcome and would easily fail the test of what would one could be consider as fair and equitable.

We as a family have worked very hard to be able to have a house in an area of our

choosing. The very same characteristics that make the area appealing for a re-zone are the very same reasons we chose the area we did over 20 years ago; close to transport, close to shops and close to schools. We as a family with 3 young girls wish a future for our children which would include being educated, working and living in the Shire; we don't see this if this proposal proceeds. Once flats are built, where does the Council see families residing, and not just for now but for future generations?

In our family situation, we have recently re-built our dwelling; we knocked down our old fibro house as our family expanded and invested around \$400,000 in a brand new modern house, as we knew the locale and the character of the community was perfect for us and desired this area to be our family house for us and our children and our children's children.

It would seem that the Council is "selling out" the residents of the Shire to outsiders who are driven by population study targets and developers driven by profit. The Council is elected to represent the interests of its constituents, not the ideology of the State Government or for the bottom line of investors.

To a cynic, instead of the State Government looking to encourage the urban sprawl by investing in new infrastructure, they would seem to be taking the cheap option of pressuring Councils (with incentives) to place hordes of people closer to existing infrastructure. This is a terrible planning ideal and will destroy the character and amenity of the Shire. As an example of a simple microcosm look at Sutherland central at the Railway Station and the immediate surrounding area; it has in recent years being subject to a glut of new multi storey apartments, which are mostly devoid of aesthetic appeal, and the area is bland and lifeless, and lacks colour and vibrancy. The recent upgrade works around the retail precinct, whilst improving the space, is symbolic of a short term vision and are add-ons at best. If this is a portent for the Miranda area, then it will be another poor outcome for Shire residents.

In our street (designated Miranda Area 5), the proposal will result in 8 storey blocks of flats, an additional 522 dwellings (the largest by far of all the Areas), and an FSR of 2:1. The flats will not only look awful and destroy the character and amenity of the area for families, but also lead to an array of adverse impacts:

- Loss of property values
- Rise in Council rates
- Building congestion through reduced setbacks
- Overcrowding as there will be more immediate neighbours

- Rise in building & urban noise
- Rise in traffic (try turning out of our street now into Sylvania Road!)
- Parking congestion
- Rise in air and litter pollution
- Loss of backyards and gardens
- No added public open space
- No added infrastructure
- Poor street amenity
- Increase in transient population (loss of real community)
- Loss of social harmony and heritage.

We strongly oppose rezoning of our area and favour the retention of the existing low density (2 storey heights) and FSR of 0.45:1 so that families and children can enjoy the current environment and be near to services.

The proposed 8 storey heights and FSR of 2:1 are excessive; simply look at the bulky dull high rise buildings to the north side of the Kingsway; residents and other occupiers (eg public school) will be adversely impacted by overlooking, loss of privacy, loss of sunlight, loss amenity for children.

The proposed reduction from 45% to 30% landscaped area requirement will lead to more hard surfaces, less green landscaping, less trees, increases trapped heat and generally reduced amenity.

We strongly urge your reconsideration of the Draft LEP 2013 in favour of retention of current local planning controls.

Yours faithfully

Andrew & Lingling Lawler