

SUTHERLAND LEP INDEPENDENT REVIEW

WEBSITE SUBMISSION

Name:	Date: 28/1/2014
Organisation: N/A	Suburb: Sutherland, NSW
Email address: N/A	Privacy: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Comment: <p>We are resident of the Grand Parade, Sutherland. We have been closely following the SSLEP process over the last year and have had alot of written correspondence, phone calls and meetings with Councillors, our State member of Parliament and also received advise from external parties. We have signed twice last year with the same Development agent who is actively acting on our behalf with developers.</p> <p>As a resident and local small business owner the rezoning and improvements in the Sutherland Shire are fully supported.</p> <p>The rezoning voted on unanimously by the Councillors included our street in Area 12 with a FSR of 1.8:1 in R4. As per Clause 4.4.3 (e) of Draft LEP for description of FSR bonus applicable to sites over 2500 m2 within Area 12. This potentially makes 2 attractive developments in our street. This bonus voted on made it a fiscally attractive offer to the residents of The Grand Pde who are working together with our Agent to make this possible. The initial re-zoning of 1.5:1 did not attract much interest from our street. If some residents chose to sell at the lower zoning and it is not financially possible for others they are then left living next to multiple storey dwellings. However the re-zoning voted on of 1.8:1 by the Councillors with the minimum 2500m2 remains it was well received by residents and is then possible for residents to work together and sell at a price to make it possible for them to buy another property and stay in the area.</p> <p>Considering our close proximity to Sutherland Station and existing units in surrounding streets, we were not surprised to be included in the SSLEP. We are living on prime land for units and the government should re-zone the land to its fullest potential to assist in meeting their housing requirement. Our neighbouring street are not included in the SSLEP and our increase in FSR is logical considering this proximity to public transport and that it is a one way street overlooking an overpass. The proposed developments will not impact neighbouring residents and if anything will assist as a noise barrier from the increasing traffic going over the Sutherland over pass. They were all in support of our re-zoning.</p> <p>We hope you also support the re-zoning voted on unanimously by the Councillors at the Council meeting last year and look forward to this being gazetted so the residents of our street can all focus on the future and move forward with our families. As you can imagine, especially the last 6 months it has been very trying on neighbour and couples relationships. The properties in the Grand Pde are owner occupied and we would all like to be able to retain our friendships and relationships as we work together and move forward with our lives.</p> <p>Thank you in advance for your time.</p> <p>Regards</p> <div></div>	