

SUTHERLAND LEP INDEPENDENT REVIEW

WEBSITE SUBMISSION

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Organisation: N/A	Suburb: Caringbah, NSW
Email address: N/A	Privacy: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Comment: <p>My husband and I would like to make comment on the LEP that is currently on public exhibition. We are residents of Flide St Caringbah which is one of the areas that has been directly affected by a change in zoning. We would like to offer our full support to this change and commend the council for finally putting an end to the zoning fiasco we have been living with for years.</p> <p>Our daughter is now 18 and for her entire life we have had developers knocking on our door wanting to buy our property because of its position. It is close to main shopping centres, primary and high schools, public transport, main arterial roads and hospital and medical. Not only all this but it is in the middle of a mismatched zoning. We are surrounded by highrise, The Meriton development, townhouse and villas, Sutherland hospital and The Main shopping village of Caringbah, yet up until this current LEP proposal we were still local housing zoning.</p> <p>This uncertainty has been a huge burden on our life in general. We have had 2 options on our property with nothing but heartache coming from either. We have discussed so many different offers with so many different developers. Our life has been put on hold for so long now living in this mismatched area of zoning and unable to move on because of the depressed land values in our street directly caused by this zoning. The majority of houses on our block have not been renovated and a large amount are also owned by investors.</p> <p>The new LEP's zoning changes proposed for our bock come with an appropriate Floor Space Ratio and storey height. In fact I believe it could even be a higher floor space ratio as we are already surrounded by the Meriton development and the new proposed Caringbah High school development. The fact that it is also a higher meterage along the Kingsway in comparison to Flide street could also be possibly be changed to include the same 6 storey height all the way through. Including the other side of Flide Street and Gardier street is also a must in our opinion to even out the zoning in this area.</p> <p>This new Draft LEP allows for isolated areas like ours and others throughout the Shire to be re-developed in a responsible way. By developing areas like ours which are close to main town centres it takes the pressure off other areas and spot developments which have been way to common in areas which are not appropriate for larger developments.</p> <p>More choice and availability of appropriate and varied housing will also be achieved with this new draft LEP. In recent years we as a shire have been starved of this new and necessary form of housing for our future and the future of our youth and aging residents. The availability of more dwellings also brings with it the prospect of more employment for our local tradies and professionals.</p> <p>It seems more than foolish to abandon years of planning by our local council if this is new LEP is delayed or altered. Many people have already bought or sold based upon the pending LEP changes. More people have like us who have for years been waiting for these changes to occur will be adversely affected by diminishing land values. Our land is already undervalued in comparison to</p>	

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other areas close by as there has been a cloud of uncertainty hanging over its zoning for years. Many people could be unfairly burdened with financial loss if the draft LEP is changed. Compensation may be a consideration for them. The property market in the last couple of months since the release of the LEP has been renewed. It is a good thing for the shire as a whole.

In summary this new draft LEP must be adopted and has our full support. I would ask you to do whatever you can to make sure these necessary changes happen.

with thanks