

SUTHERLAND LEP INDEPENDENT REVIEW

WEBSITE SUBMISSION

Name:	Date: 14/2/2014
Organisation: N/A	Suburb: Gymea, NSW
Email address: N/A	Privacy: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Comment: Review of draft SSLEP 2013 Re: Mayoral Minute 6/13-14 of 29 July 2013. I do not have confidence in the process in which this Mayoral Minute has been put to council. There has been no prior comment by planning staff and very little time for councillors to consider the content. Proposed spot rezonings should be re examined. The proposed reclassification of 5 Evelyn St Sylvania should not proceed. The property is a valuable heritage item and should be retained and restored. -Comments regarding the Amended Draft LEP. Sutherland Shire has distinct qualities in tree canopy and waterways. Proposed changes to FSR and landscaping controls for the R2 Zone from those in SSLEP 2006 threaten these qualities and I would like to see a better balance between possible development and character, amenity, privacy and water quality considerations. I support increased landscaping ratios and the introduction of site coverage controls. These controls contribute to retention of significant trees. I support the reduction of maximum building height in the R2 Zone to 8.5 m. SSLEP 2006 Clause 55 requires that development ensures the continued good health of a significant tree and structural integrity of significant land forms. This clause should be incorporated into SSLEP 2013. -Area 6 incentives. I do not support the proposed incentive increase in FSR and reduced landscaping in Area 6 for multiple dwelling development. Landscaping area reduction to 20% is contrary to achieving a good balance with character, amenity, privacy and water quality objectives. -Gymea Centre I do not support the proposed zoning change for Gymea Centre to B2-Local Centre. Maximum building height of 20m would be out of character with the surrounding built and natural environment and would be too prominent for its location. 748-750 Kingsway should be subject to R4 Zone controls.	