

1 November 2013

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Sutherland Shire Council  
4-20 Eton Street  
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Attention: Environmental Planning Unit

**Amended draft Sutherland Shire LEP 2013**

We believe that the amended draft Sutherland shire LEP 2013 is not in the best interest of the Sutherland shire. Overall we are opposed to the draft Sutherland Shire LEP 2013 and believe it should be thrown out.

Lot Sizes:

We believe there should be a consistent minimum residential lot size across the Sutherland shire, irrespective of where the lot is located.

Internal lots:

Approved development on internal lots should include dual occupancies. Provided the dual occupancies can provide for at least 3 parking spots for each occupancy on their own land i.e 6 parking spaces in total and the developments are stepped back from the driveway access, there should be no reason to preclude dual occupancies from internal lots.

Approved height for developments:

The proposed height increases are ridiculous. They will ruin the lovely aspect of the shire. The current heights are high enough.

Rezoning of lands:

All current lands that are zoned residential should continue with this zoning. Locking up lands as environmental E3 is ludicrous. The owners have bought the properties in good faith and should enjoy the same rights for use and enjoyment of their lands as residential lands without any the E3 strictures. The NSW planning guidelines states that there needs to be environmental studies performed to enable an area to be Zoned E3. Some of the lands proposed to be E3 are weed infested messes with little ecological utility. The public has not been provided with the environmental study reports and therefore we believe they have not been carried out. In addition the boundaries of the zonings appear to follow fence lines and roadways rather than ecological/ environmental imperatives which also imply that the environmental studies had not been carried out.

Lastly - Hands off Waratah Park

Regards

hSuzanne and John Pick