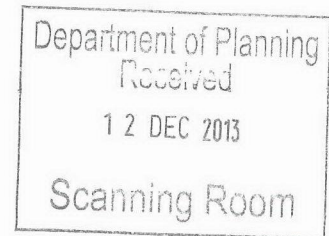


Councillor Steve Simpson (2)



Marian Pate

**
NSW Department of Planning and Infrastructure
PO Box 39
Sydney 2001



RE: Resubmission of our previous letter to Council on the LEP 2013
and its impact on Fauna Place residents

I have made four previous reports to Council on this matter and
attach a copy of the last letter noting that Fauna Place is
unsuitable for further development as proposed in the LEP

All blocks in Fauna Place are of similar size and do not lead to further
expansion except for height and floor space density

In over forty years no resident has erected a home to three floors high

The proposal to raise the height to five floors is therefore irrelevant!

Gynea has a much higher density of six floors and a floor space ratio of 3=1
in a similar position to Fauna Place

Unless these ratios can apply to Fauna Place the LEP is irrelevant

off course Fauna Place residents do NOT wish to either redevelop or sell
as indicated by their voting for Barry Collier in the by election
which sums up the residents feelings on the LEP 2013

Councillor Steve Simpson (2)

Regards

Leon Francis
1 Fauna Place
Kirrawee 2232
11/12/2013



attached letter to council

Councillor Steve Simpson (2)

Councillor Steve Simpson

Mayor

Sutherland Shire Council

copy to ssc@ssc.nsw.gov.au

RE: CRMS 772294050 Amended Draft Shire LEP 2013

Following my interview with you on 18/10/2013 please note:-

As long term residents of 1 Fauna Place Kirrawee we are concerned as to the implications of the draft LEP 2013

Whilst most residents of Fauna Place have no intention of either moving or upgrading their properties it is hard too see what level benefits would encourage them to sell and move on as proposed in the amended LEP2013.

The current proposal to increase hight and floor plan ratios is not that attractive to either owners or developers.

A floor plan ratio of at least 2.0 to 1, together with a height limit of say 25 meters, would set more realistic target to offer to all interested parties, noting that a similar site in GyMEA has a height of "6 stories and a floor space ratio of 3 to 1"

I would suggest that the current proposed option will not achieve any other result for Fauna Place and elsewhere, than a step up in setting more realistic hight and floor ratio limits in later years.

It is noted that a current poll in the Leader shows 92% of readers polled favour the concept of the LEP increases in the new plan, but it still has to be made more realisti to work as intended.



Leon & Lois Francis

1 Fauna Place

Kirrawee 2232

12/10/2013

Councillor Steve Simpson (2)

AND FURTHER

NB attended meeting with Mr Simpson & SSC Development Manager 18/10/2013

Letter lodged as document with Councillor Simpson

further points accepted relating to size ie: all

blocks in Fauna PLACE BEING OF SIMILAR SIZE AND owners WOULD NEED TO CONSOLIDATE

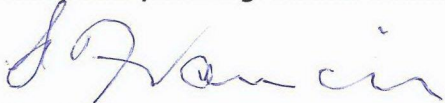
in order to sell as a development opportunity.

Noted that since the SSC developed Fauna Place in 1967, with all blocks of about

equal size, no one had yet built a 3 story residence? as permitted by council.

The question has to be asked "Why would a resident then bother extend to 5 storys?" as The proposed ratios do nothing for either development opportunities or adding values to any sale price.

SSC dev manager pointed out that a 25m * 2. to 1 deveopment would have further development obligations imposed as a result of both parking & safety height concerns. all costing any potential developer (why not restrict parking Fauna Place to residents only?)



L and LJ Francis

1 Fauna Place

Kirrawee 2232

28/10/2013