

Christian and Angelique McNally
9 Acton Street
Sutherland NSW 2232

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Marian Pate
Sutherland LEP review
NSW Department of Planning and Infrastructure
PO Box 39, Sydney 2001.

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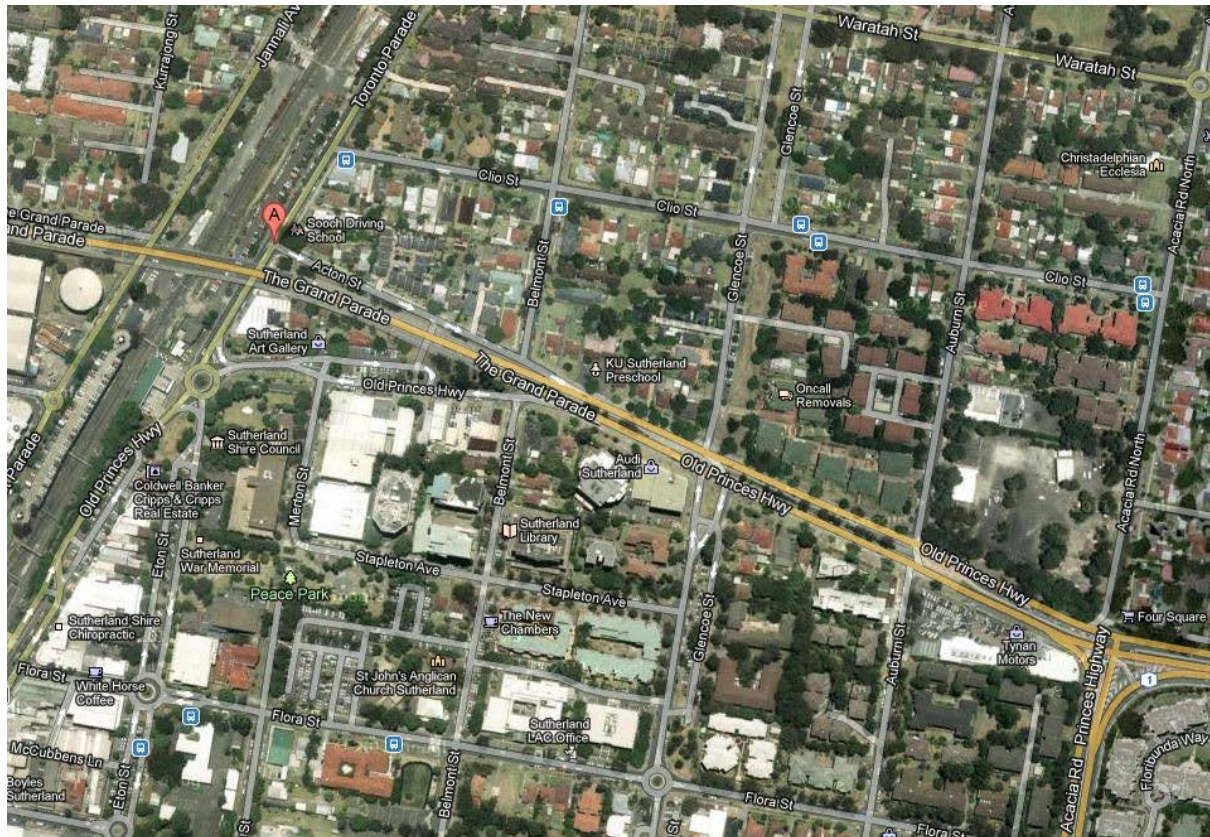
I am writing in relation to the Sutherland Draft LEP 2013 and in particular the proposed zoning around Sutherland Town centre. I support Councils proposed zoning change of the properties bounded by Toronto Parade, Acton Street, Clio Street and Glencoe Sreet, Sutherland to R4 High Density residential.

I believe a change in zoning of R3 to R4 to allow higher density and height would meet the objectives of the State Governments Metropolitan Housing strategy, particularly being located within approximately 350m of public transport (train) and a potential major centre in the South Sub Region. I also note that these properties are within the area of Sutherland Council's nomination for Sutherland as an Urban Activation zone.

This change will provide consistency with the zoning of the neighbouring blocks to the South, East and West and act as a transitional zone between R4 and R3 zones. It would also provide land much needed for unit development located close to Sutherland Town Centre.

I own the property at 9 Acton Street Sutherland. The draft LEP recommendation to change the current zoning (Zone 5 Multi Dwelling A) to R4 High Residential is supported by its proximity to the Sutherland Town Centre with less than 30 % of the area being developed for

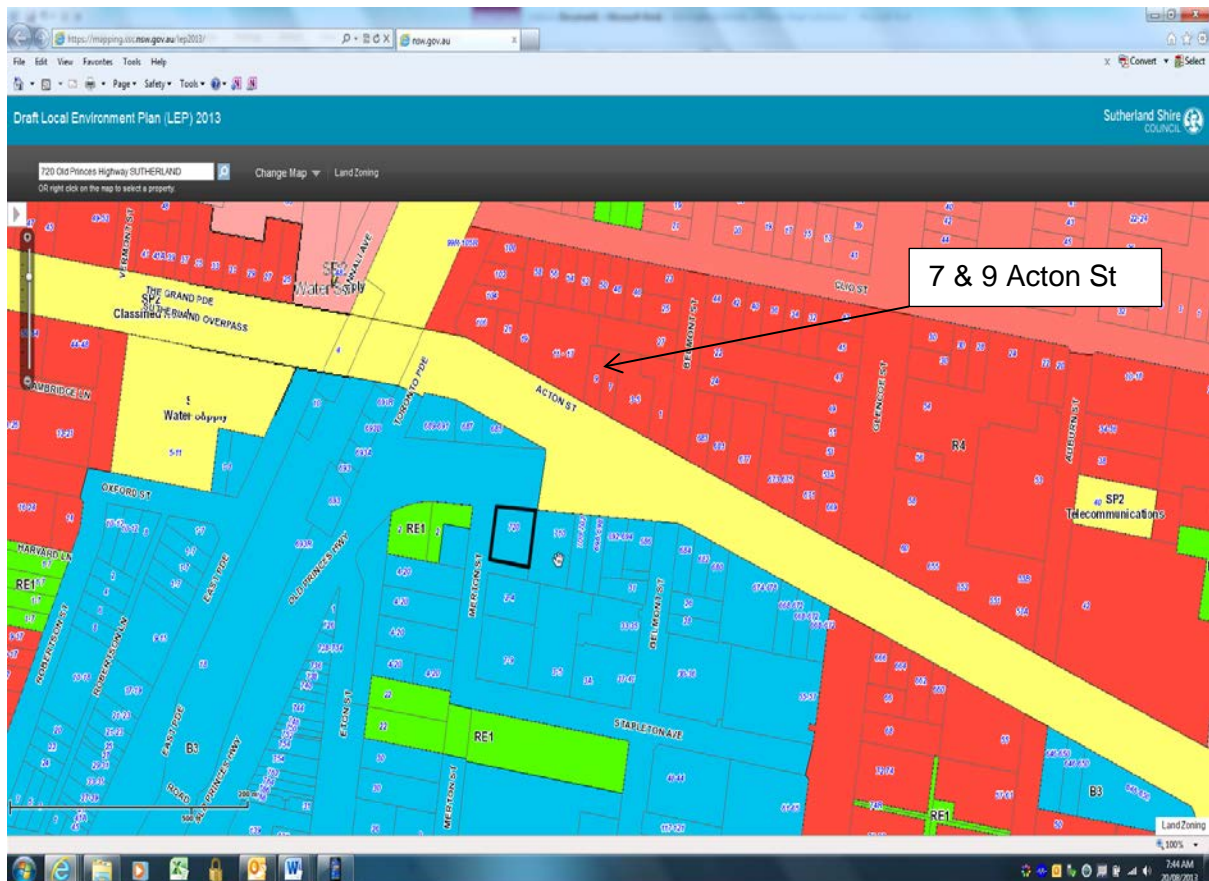
townhouses under its current zoning (see google map below).



Council has recognised the adjoining blocks south, east and west of these areas for high density residential and development of these areas is progressing, especially to the west of the railway line, further away from the town centre. Development of the block bounded by Toronto Parade, Acton, Clio and Glencoe Sts will become less feasible under the current zoning due to the lower maximum densities despite the block being closer to the town centre. There is also no consistency with other proposed R4 zones that front The Grand Pde, Acton Street West and the Old Princes Hwy.

I understand the Draft LEP is endeavouring to meet the state governments Metropolitan Housing Strategy, 2031. Under the draft LEP the majority of existing zones in and around the Sutherland town centre have increases in both height and FSR to meet the state government's housing strategy. It is also recognised that a large proportion of the existing Zone 6 – Multi Dwelling B zones are already developed with Strata Schemes requiring 100% of the owners to agree for redevelopment of a site. With this in mind the likelihood that the majority of existing developed Zone 6 –Multi Dwelling B zones would redevelop and make a significant contributing to the housing strategy targets would be low.

I therefore support councils proposed zoning of the block bounded by Toronto Parade, Clio, Glencoe and Action St to R4 High Density Residential.



Furthermore;

7 & 9 Acton Street Sutherland - Site Specific change to FSR from 1.5:1 to 2:1

Number 7 and 9 Acton Street Sutherland fronts the Grand Parade and are within 350m of Sutherland town centre, railway station and bus exchange. They are also within 50 m of properties located on the Old Princes Hwy that have a proposed height of 30m and FSR of 3.5:1.

The amalgamation of 7 and 9 Acton St would achieve a width of 26 m and a depth of approximately 42 m with total site coverage being approximately 1060 m². The adjoining blocks to the East and West are two storey townhouse developments that are between 10 and 15 years old so there is no possibility to amalgamate 7 & 9 Acton Street with these lots.

The proposed FSR of 1.5:1 would achieve an area of 1,590 m² liveable space. This would achieve a yield of approximately 15-16 x 2 bedroom units at approximately 90 m² depending on DCP setbacks which are currently 4 m for rear and side boundaries. This can be achieved with 2 x four storey block designs with a separation of 10 m based on the preferred designs under SEPP 65 Guidelines. The height (maximum 12 m) for this development would be well within the proposed height limit of 20m for the area but due to the proposed FSR it does not reflect “highest and best use” of this land.

An increased FSR of 2:1 for this specific site would allow a 5 storey development with 20 units at approximately 95 m² with the heights being approximately 15m. This would contribute to State Government housing strategy forecasts for the Southern Region of

10,100 dwellings for Sutherland Council. The “guidelines” for separation and design of buildings within SEPP 65 will be manageable. This would also allow for a landscaped area of over 30% with current DCP setbacks of 4 m for rear and side boundaries.

The properties at 7-9 Acton St have no other properties on the Southern side as they front The Grand Pde with direct access to the Town Centre and public transport. Therefore no properties to the South will have adverse solar impacts from an increase height as a result of a slight increase in FSR that will still be within the proposed 20 m limit. The properties located on the East and Western side are both 2 storey strata townhouses with Northerly aspect.

The requested increase in FSR to 2:1 is also supported by the owners of 7 Acton Street Sutherland.

Should Council wish to discuss the issues raised above please contact me on 0409 393 546.

As requested in your letter I declare that I have not made any political donations or gifts to any councillor or council employee.

Regards

Mr & Mrs Christian McNally**

9 Acton Street Sutherland*****.