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Date: 4/02/2014 3:43 PM
Subject: Sutherland Draft LEP's.

Dear Panel,

As an A Ward Councillor of Sutherland Shire Council I would like to make the following 2 comments on the draft LEP's.

1. Prince St Cronulla.

In our initial discussions at Council we wanted to improve the amenity of this area as many of the old unit blocks are rented and the area is prone to unsavoury behaviour. This has resulted in Prince St being closed to traffic at night time.

To make any development more attractive and financially viable for developers and purchasers the maximum height and FSR for this area must be increased. Initially Council considered 30 m and FSR 3:1. However after much debate this was reduced to 20m and FSR 3:1 with Commercial/restaurants underneath. This will be a large improvement to this rundown area and reduce the unsavoury behaviour.

I strongly support Max Height of 20m and FSR 3:1 even though staff are recommending 16m and FSR 1.5:1. Will Developers take on the risk with these figures? A good example on how to improve a similar area is Beach Rd in Wollongong.

One dilemma is that a recent Development in this Street (Bathers) is 3 stories. I suspect the Developer of Bathers did not make money as they had to overprice the units and have taken several years to sell. I did not agree that a 3 story unit should be put in this prime position. Why should this mistake influence the re zoning of this area.

2. South Cronulla Area north of Richmount St.

This area is close to the Rail network and has many older unit blocks which will need renewal over the next 50 years. Council recommended 20m max height and FSR 1.5:1. The Staff report has reduced this to 16m and FSR 1.2:1. This will effectively stifle the redevelopment of this area and I strongly support the 20m/1.5:1 proposal to ensure we get improved renewal over the next 50 to 100 years.

Yours faithfully,
Cr Carol Provan

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