

To Marian Pate

Dear Ms Pate

I have the following objectives to Draft Sutherland Shire LEP 2013

The proposed changes will make my living conditions more difficult in our area. The mayor and council were elected to make them better not worse.

Proposed rezoning of Miranda Area 4 (bounded by Karimbla Road, Miranda Road, President avenue and traversed by Kirby Place) to zone *residential 3 (R3)* high density townhouses.

Our area has a large number of families who require back yards and single dwellings near services. We bought and renovated our property in good faith based on the current zoning laws.

We cannot facilitate more parking demands as we will be stretched beyond capacity. Under our current zoning laws parking in the local streets will be continue to be effected by:

e Expansion of Westfield, the introduction of paid parking and their recent decision to reduce the number of parking spots originally allocated.

e popularity of Centennial Park in Karimbla road which attracts a lot of community groups across the age span.

e preschool in Karimbla Road

e Medical facilities in both Karimbla road and Gibb Street which do not have adequate parking for clients

on to be built seven storey Dental hospital in Urunga Pde which supplies no client parking.

Request action - Retain the existing low density zone.

Proposed 50% increase in floor space ratio from 0.45:1 to 0.7:1 is excessive and would allow more townhouses to be crowded onto each development site rather than is currently allowed. More congestion.

Request Action – retain existing 0.45:1 floor space ratio.

Proposed 9metre height which allows 3 storey townhouses and houses is excessive – 3 storey townhouses look like 3 storey units and create overlooking and overshadowing issues.

Request Action – Reduce height to 8.5 meters to limit height to 2 storeys. This is recommended by council staff

Proposed requirement of 30% landscaping is inadequate. Townhouse courtyards would be too small with poor amenity and too small for families with children.

Request Action –Increased landscaping to at least 35% preferably 40%

Proposed floor space ratios of 0.7:1, 9meter height s and 30% landscaping would also have adverse impacts on residents' lives due to loss of amenity and insufficient space to plant trees and shrubs to provide green screening around townhouses and soften impact of bulky buildings.

Area 4 has a large number of existing social townhouses and single dwellings not yet developed.

Request Action–Future townhouses for social housing residents should similarly be limited to existing lower density of 0.45:1 and 2 storeys to provide a good quality living environment and prevent overcrowding and social issues

Thanks for our addressing our concerns as we expect you should. Our deterioration of living conditions and financial loss should not be ignored.

★ *Jennifer and Raymond Nichols and family*
 9 Mooki Street
 Miranda NSW 2228