

Draft LEP 2013 - Sutherland Shire Council.



To: Independent Review Panel.

Attention: Dr John Roseth & Ms Meredith Sussex

Re: Draft LEP 2013

We wish to seek your consideration in relation to the Draft LEP as it relates to "The South Cronulla Precinct" Zone 6 North of Richmount St.

The Draft LEP (Prior to the mayoral minute No. 6/13-14 dated 29 July 2013) referred to the proposed height limit at 20m (6 storeys) & FSR of 1.5:1. The mayoral minute sort to revise this height limit to 16m (5 storeys) but maintain the FSR of 1.5:1.

Currently the area predominately comprises of 3-9 storey buildings, most of which are old and run down and in dire need of revitalisation.

Council realised the need for economic growth in this precinct and showed initiative to encourage new development. Understanding that given the current value of land, and the need to encourage developers to the area, the density had to increase to a level to make it commercially viable.

Council identified that this required a minimum building height of 20m (effectively 6 storeys) and an FSR of a minimum 1.5:1. The mayoral minute choose to ignore these staff recommendations and reduce the building height limit to 16m.

We have a commercial interest in this area with regard to long term revitalisation. Currently our interest is in property at Ewos Pde near Shelley park which is surrounded by predominately 7-9 storey buildings. (See attached images of the site and adjoining buildings)

Given the current density (Height) of this area that council have previously approved over many years at a much larger scale than what is proposed in the Draft LEP, we fail to see how 20m would significantly alter the current character. If anything it would improve the overall look and feel of a more consistent building line.

Therefore we would like to express our interest and support of councils proposed height limit of 20m in the first Draft LEP as it relates the Zone 6 in the South Cronulla precinct.

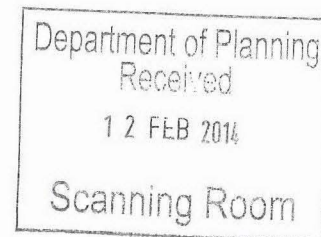
Yours Sincerely

A handwritten signature in black ink, appearing to be 'Nicholas Colys', written in a cursive style.

Nicholas Colys

33 Trevellyan St Cronulla South

0401 531 010





PROPOSED BUILDING

