



PCU51251

Marian Pate

Sutherland LEP Review

NSW DEPARTMENT OF PLANNING AND INFRASTRUCTURE.

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I object to the following in the amended Draft Sutherland Shire LEP 2013:

- The proposed amendments will further increase the number of high density dwellings, will lead to the loss of the Shire's green landscape environment, irreversibly change the character of the shire and increase traffic congestion.
- Further Increase in building heights and floor space ratios in Miranda, Sutherland, Caringbah and Cronulla are excessive - will cause overshadowing and poor street amenity.
- 46m/16 storey building height (Coles Caringbah) and 40m/13 storey building heights in Sutherland could be used as precedents to increase heights in other development proposals.
- Further increases in building height to 35m/11 storeys and 50% increase in floor space ratio on the Kingsway between Wandella Road and Kiora Road will overshadow streets; create wind tunnels and poor street amenity.
- Additional areas in Sutherland Shire rezoned for high density development. In Miranda an additional low density area in Karimbla Road & Adina St to be rezoned for high density townhouses.
- 8 storey development next to Miranda Public School - opposed by Dept. of Education due to overlooking and privacy impacts.
- 9m building height will allow 3 storey townhouses and houses in low and medium density zones - overlooking, loss of privacy and amenity. Reduce height to 8.5m to limit height to 2 storeys as recommended by Council staff.
- Increases in floor space ratios and reductions in landscaped areas from 55% to 30-35% in all residential zones - larger building footprints, smaller backyards, less open space around units and townhouses, loss of trees, less green screening between buildings and loss of privacy and amenity.
- Return floor space ratios and landscaped areas to existing (LEP2006) requirements.
- Units and townhouses allowed on single lots - amalgamation of lots no longer required.
- No minimum lot size for unit, townhouse and dual occupancy development.
- Permitting undersized and single lots will encourage an excessive amount of high density of poor design with adverse impacts on neighbours.
- 13,336 square metres of public open space in Waratah Park Sutherland still designated for 9 storey buildings. Remove this public open space zoned land from the LEP Building Heights and Floor Space Ratio Maps.
- Sutherland Entertainment Centre being reclassified from community land to operational land (allows it to be sold). It is in the community interest that it remains community land.

In addition to the above I strongly object to the disregard by Council of the 2000 objections from residents to proposals in the Draft LEP 2013 and also Council's rejection of changes recommended by Council staff which would address residents' objections. The Council has provided 3000 more dwellings than was required by the State Government in its initial LEP2013 and in its re exhibited LEP2013 it has added yet even more high density dwellings which cannot be justified.

Additional comments

The Council is creating insecurity in the area and it makes it impossible to do improvements, so houses will run down and the area will become very slummy. Great planning!

Signed

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