

Mr Shannon Maher
3 Sanderson Street
CRONULLA NSW 2230

Marian Pate
Sutherland LEP Review
NSW Department of Planning and Infrastructure
PO Box 39
SYDNEY NSW 2001

11 February 2014

Dear Madam

Subject: Objection to 2013 Sutherland Shire Draft Local Environmental Plan

1. Objection to Zoning R3 (medium density) for the area in North Cronulla bound by Bate Bay Road, Sanderson Street, Mitchell Road, Hume Road and Elouera Road

I object to the proposed rezoning from local housing Zone 4 (low density) to R3 (medium density) for the area in North Cronulla bound by Bate Bay Road, Sanderson Street, Mitchell Road, Hume Road and Elouera Road. Good planning provides various forms of housing options for residents including low, medium and high density options. If this area in North Cronulla is rezoned to R3 (medium density) **there will no longer be any low density housing areas available in North Cronulla** – surely this would be an unacceptable outcome.

This area is currently zoned low density (Zone 4 local housing) with a floor space ratio of 0.45:1. Under the proposed LEP this area will be rezoned to medium density (R3) with 0.7:1 floor space ratio. The area currently comprises single and double level residential houses with more modern homes being built in recent times. The current character of the area lends itself to low density housing.

This area is more than 1.5km from either Cronulla Rail Station and/or Woollooware Rail Station – accordingly the area is not ideally suited to more dense population. I believe it would be more sensible to have higher densities closer to available public transport (as is proposed in other parts of Cronulla closer to the public transport and amenities).

There are already traffic and parking issues in this part of North Cronulla (located close to the beach) and the area will not cope with more dense living resulting in more traffic and congestion issues close to the beach.

Proposed solution: the area in North Cronulla bound by Bate Bay Road, Sanderson Street, Mitchell Road, Hume Road and Elouera Road should be zoned R2 (low density)

2. Objection to proposed R3 (medium density) and R2 (low density) areas allowed to build 3 storey homes

I object to the proposal in the LEP which will allow 3 storey homes in R2 and R3 residential zones. Under the current LEP only 2 storey homes are permitted in these areas. Under the proposed LEP it is proposed homes can be built to 9m height with no rules preventing 3 storey homes. This will cause significant privacy issues between neighbours, excessive bulk and shadowing.

The council staff report for the LEP recommended limiting the height of homes to 8.5m to prevent 3 storey homes being built in R3 and R2 zones. I agree and support the council staff recommendation (which was apparently ignored by the Councillors).

Proposed solution: I recommend either of the following solutions to this issue:

- 1. Limit the height of homes in R3 and R2 zones to 8.5m to eliminate 3 storey homes in these zones (as was recommended by Council staff, report recommendation 2b(i)); or**
- 2. If a 9m height is maintained, the LEP should expressly prohibit building 3 storey homes in R3 and R2 zones (as is the case in the existing LEP)**

Thank you for the opportunity to comment, and I urge you to seriously consider my concerns (and the proposed solutions).

Yours sincerely



Shannon Maher