

Date: _13-February 2014_____

Sutherland LEP Review

RE: SUBMISSION RE DRAFT SSLEP 2013: File No.LP/03/252376

We object to the following proposals in the draft Sutherland Shire Local Environmental Plan (LEP) 2013 and would like review in certain areas:

- The LEP will irreversibly change the landscape and character of the Shire.
- There will be no right of objection if development complies with the LEP
- More than 15,000 mostly high density additional dwellings. Thousands of extra cars will clog Shire roads and increase the problem faced with Cronulla residents over parking.
- 5,500 additional high density dwellings within 800 metres of major centres - is more than double the target set by State Government.
- Additional high density dwellings beyond 800m radius – will impact on existing residential properties and add to further increase congestion.
- The minimum height of units to increase to 4 storeys, with 6 storeys the height preferred by Council with no extra infrastructure planned or consideration for loss of amenity, parking and overshadowing.
- 13,346 square metres of public open space in Waratah Park, Sutherland proposed for 9 storey buildings. No additional public open space provided under the LEP to compensate for this loss of open ground and playing fields.
- No minimum lot size for unit, townhouse and dual occupancy development leading to block overcrowding less communal amenity areas and parking issues.
- Units and townhouses allowed on single lots - amalgamation of lots not required.
- Permitting undersized and single lots will encourage an excessive amount of high density of poor design buildings with adverse impacts on neighbours and landscape.
- Re zoning existing residential Zone4 to R3 (medium density) instead of keeping it R2 (Low density residential) will destroy the Family home areas within the Shire particular in the North Cronulla area leading to loss of privacy, overlooking neighbours over shadowing , areas for children to play and parking problems.
- Increases in floor space ratios will allow higher density zones. Larger houses with bigger foot prints and smaller backyards reduce privacy and amenity and open space.
- (Green) landscape area requirement reduced from a range of 40%-55% to 25%-30% – allows no room to plant trees
- Adverse impacts from increased floor space ratios together with reduced landscaped area are:

- Loss of Shire's tree canopy and loss of privacy
 - Loss of habitat for wildlife
 - Loss of native species
 - Loss of the back yard for the children to play in
 - Increased stormwater runoff – flooding of dwellings, pollution of waterways.
- The largest increase in permitted house size and largest decrease in landscaped area are in waterfront and environmentally sensitive areas. This will devastate the tree canopy and the scenic beauty of our foreshores.
- The NSW Government Metropolitan Strategy / Southern Subregion / Draft Subregional Strategy Document under Key Directions / Key Directions Housing South Page 83 2nd last paragraph states **“Cronulla also has the higher proportion of higher density housing than the remainder of the Sutherland Shire”** so why do you want to over saturate the shire with high density accommodation.
- With reference to the “2013_03_12DSSLEP13_LZN_LAND ZONING MAP.pdf” document Area 008A page 19. The North Cronulla area bounded by Elouera Rd, Bate Bay Rd, Sanderson St, Mitchell Rd and Hume Rd was originally planned for the LEP to be Zone R2 on map identification Number 7150_COM_LZN_019_010_20121203 and now it is proposed to be changed to Zone R3. This area is currently designated Zone 4 which is equal to the new proposed R2 zoning and we feel that this last piece of North Cronulla residential area remain as residential R2 as the northern area of Woollooware.

This Zoning was changed by the Mayoral Minute No23\12\13 on 10-12-2013. Extract as follows –

Item 9 / f. Cronulla Area 6: Blocks bounded by Hume Road, Mitchell Road, Bate Bay Rd and Elouera – Rezone from Zone 4 Local Housing to Zone R3 Medium Density Residential to allow townhouses with maximum height of buildings 9 m and Max FSR 0.7:1.

We object strongly to this amendment by the Mayoral Minute and would like it repelled to remain as Zone 4 or proposed R2 Low density Residential.

- The proposed R4 Zoning of Elouera Road Eastern and Western side from Hume Rd to Nerang Lane would impact on Overshadowing, loss of some unit communal areas and increase the parking problem which is very critical at present. This area should be given a Zone rating of R3 to lessen the visual and overcrowding problems.

Some information on Cronulla's population to back up my objections to the LEP

Source: Australian Bureau of Statistics, Census of Population and Housing 2006 and 2011.

<http://profile.id.com.au/sutherland/dwellings?WebID=190>

Cronulla Dwelling type

In Cronulla 79% of the dwellings are medium or high densities, compared to 34% in Sutherland Shire.

Dwelling structure

Cronulla	2011			2006			Change
Dwelling type	Number	%	Sutherland Shire	Number	%	Sutherland Shire	2006 to 2011
Separate house	1,890	20.6	65.2	1,846	20.2	65.8	+43
Medium density	2,376	25.8	16.9	2,390	26.2	16.4	-14
High density	4,909	53.4	17.4	4,855	53.2	17.3	+54
Caravans, cabin, houseboat	0	0.0	0.3	0	0.0	0.2	0
Other	18	0.2	0.2	19	0.2	0.2	-1
Not stated	0	0.0	0.0	17	0.2	0.0	-17
Total Private Dwellings	9,194	100.0	100.0	9,128	100.0	100.0	+66

Number of bedrooms per dwelling

Cronulla	2011			2006			Change
Number of bedrooms	Number	%	Sutherland Shire	Number	%	Sutherland Shire	2006 to 2011
0 or 1 bedrooms	1,170	14.3	4.8	1,049	12.9	4.4	+121
2 bedrooms	3,796	46.4	21.3	3,577	43.8	21.0	+219
3 bedrooms	1,823	22.3	36.6	1,774	21.7	37.8	+48
4 bedrooms	640	7.8	26.0	625	7.7	25.4	+15
5 bedrooms or more	234	2.9	7.4	187	2.3	6.7	+47
Not stated	514	6.3	3.9	952	11.7	4.8	-438
Total households	8,179	100.0	100.0	8,167	100.0	100.0	+12

Dominant groups

Analysis of the number of bedrooms in dwellings in Cronulla in 2011 compared to Sutherland Shire shows that there was a higher proportion of dwellings with 1 and 2 bedrooms, and a lower proportion of dwellings with 4 or more bedrooms.

Overall, 60.7% of households were in 1-2 bedroom dwellings, and 10.7% of 4-plus bedroom dwellings, compared with 26.1% and 33.4% for Sutherland Shire respectively.

The major differences between the number of bedrooms per dwelling of Cronulla and Sutherland Shire were:

- A *larger* percentage of 2 bedroom dwellings (46.4% compared to 21.3%)
- A *larger* percentage of dwellings with no bedrooms (includes bedsitters) (14.3% compared to 4.8%)
- A *smaller* percentage of 4 bedroom dwellings (7.8% compared to 26.0%)
- A *smaller* percentage of 3 bedroom dwellings (22.3% compared to 36.6%)

Emerging groups

The largest changes in the number of bedrooms per dwelling in Cronulla between 2006 and 2011 were:

- 2 bedrooms (+219 dwellings)
- 0 or 1 bedrooms (+121 dwellings)

The above information shows Cronulla has a much larger density than the rest of the shire for the area it occupies.

Name :- Tony Lindsell _____

Address :- 34 Elouera Road Cronulla

Name :- Deborah Lindsell _____

Address :- 34 Elouera Road Cronulla