

Mr Andrew Reid
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Environmental Planning Unit
Locked Bag 17
Sutherland NSW 1499
Via email - ssc@ssc.nsw.gov.au

Dear Sir/Madam,

AMENDED DRAFT SUTHERLAND SHIRE LOCAL ENVIRONMENTAL PLAN 2013 (Ref LP/03/79340)

The block bounded by Acton Street, Toronto Parade, Clio Street, and Belmont Street is proposed to be zoned R4 High Density Residential per the Draft SSLEP 2013. It is currently zoned per SSLEP2006 as Zone 5 Multiple Dwelling A and is not suitable for rezoning as high density.

Four properties within this block have a heritage listing - 100, 102, and 104 Toronto Parade and 52 Clio Street. R4 high density residential zoning allows buildings with a height up to 20m which is incompatible with the heritage buildings. The place of public worship on the corner of Acton Street and Belmont Street would similarly be out of scale adjacent to high density dwellings.

High rise buildings would result in overshadowing, limited direct sunlight and reduced privacy to existing dwellings in the block. This would have a significant adverse impact to the liveability of these properties.

The roads in this area are currently used for carparking by commuters. Higher density residential would result in additional on-street parking by residents thus commuters would be forced to park further away. Also, Acton Street is a one-way street on which additional traffic congestion would result due to additional residential vehicle movements.

Thus, this block is not suitable for rezoning as R4 High Density Residential but is more appropriate as R3 Medium Density Residential (which is predominantly a transfer of the existing Zone 5 – Multiple Dwelling A).

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'AR', is placed over a faint rectangular stamp.

Andrew Reid