

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



Department of Planning
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13 FEB 2014
Scanning Room

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Dear Ms Pate,

I would like to state my objection to changes in the Draft Sutherland Shire Local Environment Plan 2013. In the Draft LEP the Land Zoning map shows my property at 13/89 Auburn Street Sutherland as listed as R4 High Density Residential with a height limit up to 20 metres (six stories). This area is currently zoned with a height limit of 9.7metres (three stories).

I am extremely concerned as one of very few remaining non-developed for parcels of land in this new zone is right in front of my balcony at the neighbouring properties of 507-513 President Ave. Under the new plan these blocks could be consolidated and developed into a 20 metre high block doubling the current height limit and unfairly disadvantaging the investment and living standards of the group of residents at 89 Auburn Street, Sutherland in particular the units with South facing aspects.

I believe the strategy to be discriminatory against the residents of 89 Auburn St as they will be isolated in the area if they find themselves with a 20m building next door as opposed to the vast majority of other residential properties in this zone who have buildings of no more than 9.7m next to them. As the majority of available land is already built with three storey units it seems that these changes would make little difference to housing numbers yet severely disrupt the lives of existing residents at 89 Auburn St.

The proposal would also significantly impact on the residents of 89 Auburn St for the following reasons. Many of the units have southerly aspects that look across to the Royal National Park and are unique in that they have no street view like many of the other units in the area. Therefore the only natural light these units receive is scattered atmospheric light and some direct late afternoon sunshine.

If a building was erected on the neighbouring land under the current 9.7m height restrictions it would limit existing views but still be low enough to allow natural light into the south facing units at 89 Auburn St. However under the new LEP a 20m development would significantly block any natural light for the south facing residents with only a thin bar of blue sky visible between the blocks creating a perceived perpetual darkness.

There would also be significant loss of privacy as a new development would likely be built with north facing units to maximise natural lighting with the result

being the new units on President Avenue having direct line of sight into the existing South facing units of 89 Auburn Street.

A building of 20m in height would not match the surrounding residential setting being twice the height of neighbouring buildings and spoil the tranquil aesthetics of the area.

I consider these new changes to the LEP would be in direct conflict with the objectives of section 4.3 Building Heights, in particular:

1) The objectives of this clause are as follows:

(a) to ensure the scale of buildings:

(i) is compatible with adjoining development, and

(ii) is consistent with the desired scale and character of the street and locality in which the buildings are located or the desired future character, and

(iii) complements any natural landscape setting of the buildings, and

(b) to allow reasonable daylight access to all buildings and the public domain,

(c) to minimise the impacts of new buildings on adjoining or nearby properties from loss of views, loss of privacy, overshadowing or visual intrusion,

(d) to ensure that the visual impact of buildings is minimised when viewed from adjoining properties, the street, waterways and public reserves,

In the Council's response to submissions on the LEP there is only a brief mention of concern over increased height limits for people rezoned as R4 while there is a detailed response to people rezoned as R3.

I would like an adequate response from Council on the concerns raised and how they will negate this seemingly inequitable result for current residents who have invested in property not expecting such dramatic changes to height limits to impact on them.

I thank you for taking time to read this and look forward to a reply.

Yours Sincerely,

Grant Millar



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