

Dear sir/Madam

14<sup>th</sup> February 2014

Re: Sutherland LEP Independent Review

We are writing to make a submission supporting the adoption of the new SSLEP2013 for Sutherland shire as a matter of urgency. Other councils all over Sydney have adopted new LEP's to meet current and future housing and economic demands and are moving ahead whilst Sutherland has been left lagging behind.

Providing opportunity for sufficient and affordable housing supply is essential to stop young people and retirees moving out of the shire.

We believe that high density development within a 400m radius of city centres will revitalise and enhance local businesses and substantially improve the local economy. It will allow for the efficient utilisation of existing facilities and services such as public transport. It will provide much needed housing choice for people wishing to live in modern apartments in a cosmopolitan setting. It will also provide increased capacity for ageing members of the community to downsize into low maintenance apartments within easy stroll to trains, buses, shopping centres and medical facilities.

The draft SSLEP2013 also increases the feasibility for smaller isolated infill sites to be developed in a positive manner with the removal of the minimum site area provisions together with the reduction in the minimum landscaped areas of the current LEP. As previously identified by council's housing strategy, Isolated sites in precincts that have been largely developed can have their development potential substantially increased without detrimental environmental effects, whilst actually complementing the existing streetscape.

We believe, allowing even further increases in FSR and heights to those currently proposed in SSLEP2013 for infill sites within 400m of city centres is warranted, where practically, due to past and future proposed development, these sites have become a natural extension to the city centre and already are in a high density environment. Further increases in FSR and heights on these sites can quickly and readily provide much needed housing supply in desirable locations without detrimental effects.

We thank you for the opportunity to make a submission and look forward to the timely approval and implementation of the SSLEP2013.

Yours Sincerely,

F. Bassil

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