

Planning NSW

Submission to the Draft LEP 2013

1.0 INTRODUCTION

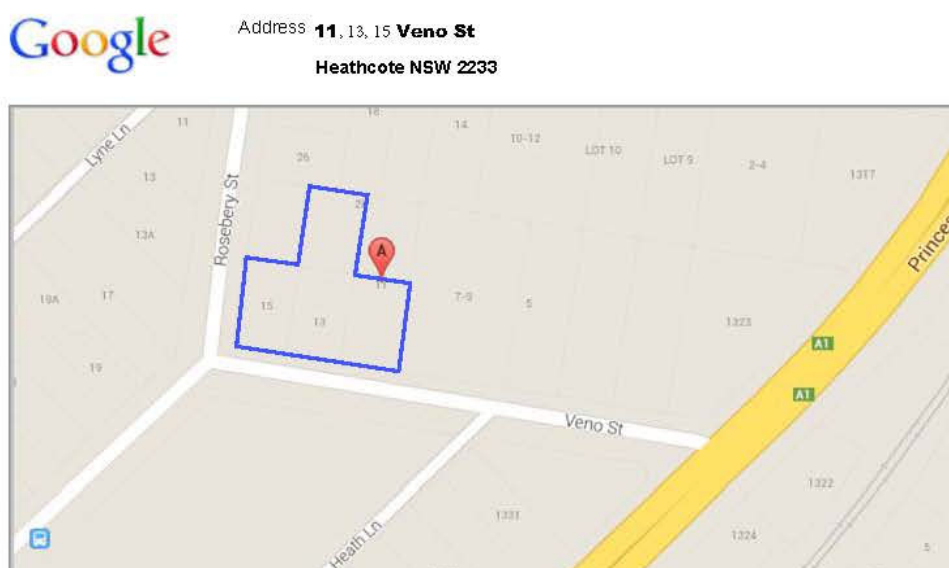
As the owners of properties at 11, 13 & 15 Veno st, Heathcote that are situated in a B2 Local centre with an FSR of 2:1 and a height Limit of 13 meters under the Sutherland Shire Draft LEP 2013, with our experience as designers and property developers, we find it detriment that these three properties optimise their potential yield and amenity through increasing the height limit to 16 meters instead of the proposed 13 meters. By increasing the height of the future building on these properties to 5 levels (along with the rest of the Heathcote centre) particularly with our properties, a greater level of apartments with a northerly aspect can be developed without overshadowing any residences within the vicinity of the properties. In the Sutherland Shire, particularly Heathcote there is in a huge demand and scarcity of new Affordable, Adaptable, Accessible apartments, and such demand has increased exponentially with the most recent train timetable changes, providing Heathcote with fast trains to the city. Our properties are situated in proximity of less than 200m from the train station and are within the local centre. It is only sensible to increase the height limit there, considering the fact that it takes less time to travel by train from Heathcote to the city than it does from places like Caringbah and Cronulla. Also, by increasing the number of dwellings around the local centre of Heathcote, the additional dwellings could provide a sustainable economic boost to the existing ailing shops in the Heathcote centre

2.0 SITE LOCATION

The site is located within the Local Government Area of Sutherland and, in a metropolitan context the subject site is situated approximately 33km south from the Sydney Central Business District. The site is located on the north eastern corner of Veno Street and Rosebery Street. The site is located on the fringe of Heathcote Shopping Centre. The area consists of commercial, retail, educational, multi-unit mixed commercial and residential developments of varying height and scale.

Location Map

Source: Google Maps 20126



3.0 SITE INFORMATION

3.1 The Site

The site is described as No 11 - 15 Veno Street, Heathcote. It is a regular shaped parcel of land and linear measuring 2310 square metres. The site has frontages to Veno Street of 55.07 metres and Rosebery Street of 28.65 metres.

3.2 Landform and Topography

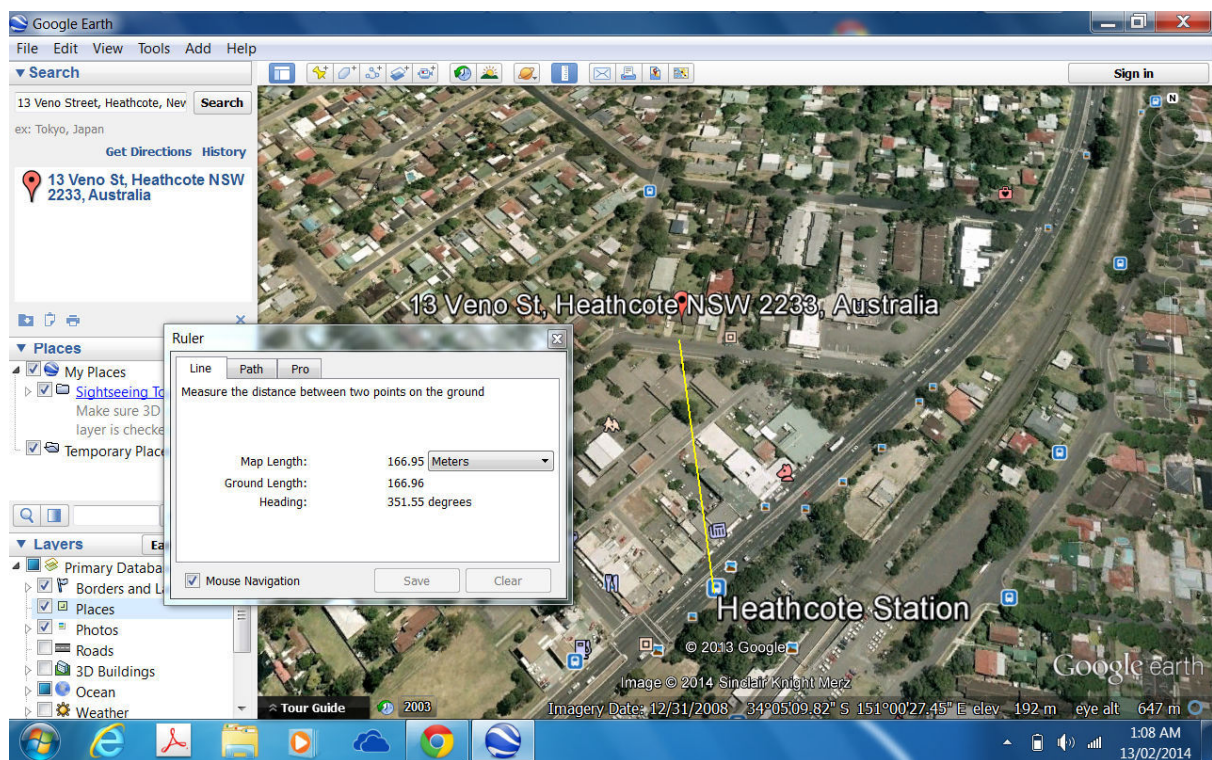
The site is quite level which gently slopes towards Rosebery Street

3.3 Orientation and Climate

The subject site is oriented north-south. The prevailing winds come from the north-west in the morning and cool pleasant winds come from the east-north/east in the afternoon during summer.

Aerial Photo

Source: Google Earth



SITE INFORMATION

Controls/Standards Proposed Required/Allowable Compliance

Zoning Zone B2 - Local Centre

Heritage Item Not listed

Acid Sulfate Soils No classification

Threatened Species Not listed

Potentially Flood Liable Land Not affected

Wetlands Not listed

Site Area 2310.0sqm

Frontage - Veno Street 55.07m

Frontage - Rosebery Street 28.65m

Floor Space Ratio 2:1 (4620.0)

Adjoining context:

- ☐ To the east of the site is the 'Sydney Wildflower Nursery', mixed commercial and residential development, Heathcote Hotel.
- ☐ To the north of the site is three (3) single storey villa homes and then detached dwelling houses.
- ☐ To the west of the site is Rosebery Street
- ☐ To the south of the site is Heathcote Public School and Heathcote Shopping Centre.



Transport and access to services:

- ☐ The site is in close proximity to Heathcote Railway Station and nearby buses (along Rosebery Street).
- ☐ All utility services are available to the site.
- ☐ The site is located on the fringe of the Heathcote Shopping Centre that provides good shopping, professional services, and public transport.
- ☐ The site is located on the fringe of the Heathcote Shopping Centre that provides good access to shops, professional services, and public transport, therefore providing a favourable mixed commercial and residential context.

4.0 CONCLUSION

All utility services are available to the. The subject site is located in close proximity to good public transport facilities in the form of buses (at Rosebery Street) and rail (at nearby Heathcote Railway Station). There are also shops and schools in close proximity to the subject site. Overall, the subject site is well serviced by existing infrastructure.

It is considered that any future development will have a positive effect on the social and economic environment of the area. The increased use of multi-unit housing forms in established areas contributes to more efficient land use and servicing and potentially to lower housing costs. Additional development would provide employment opportunities and after the construction stage. Also the proposal will generate an increase in residential facilities and population, which in turn will support the functions of the Heathcote Shopping Centre, in particular the retail sector and increase employment opportunities and generate more visitors to the Centre. In view of the nature and location of the proposed development site it is considered that the proposal will encourage economic growth and employment opportunities in the area. Future development will provide an appropriate mix of housing in the area and it will contribute to the wider choice of housing within the Sutherland Shire Local Government Area. Heathcote provides housing which is more affordable and this project seeks to satisfy a wide range of demand. Future development will provide the opportunity for a person/s to live and work in the area and the development will create a high quality living environment.

Additional development will not adversely impact on the amenity of the surrounding area; the proposal will provide a high quality development reinforcing the functions of the streetscape and will have a positive effect on the social and economic environment of the area. It is considered that additional development is suitable for the area and is consistent with the relevant local and state planning controls and policies. NSW Planning is requested to consider the benefits of the submission in respect to the commercial and residential opportunities.