

SUTHERLAND LEP REVIEW MIRANDA AREA 4

DEADLINE FOR SUBMISSION is 14th February 2014

Marian Pate

Sutherland LEP Review

NSW DEPARTMENT OF PLANNING AND INFRASTRUCTURE.

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I have the following objections to the Councils Draft Sutherland Shire LEP 2013 for the proposed rezoning of Miranda Area 4 (Bounded by Karimbla Road, Miranda Road, President avenue and traversed by Kirkby Place) to zone *residential 3 (R3)* high density townhouses.

The proposed zoning would change the character of area 4 and compromise our lifestyle, enjoyment and living conditions and undermine our community.

Request action - Retain the existing low density zone.

Proposed 50% increase in floor space ratio from 0.45:1 to 0.7:1 is excessive and would allow more townhouses to be crowded onto each development site rather than is currently allowed. More congestion.

Request Action - retain existing 0.45:1 floor space ratio.

Proposed 9metre height which allows 3 storey townhouses and houses is excessive - 3 storey townhouses look like 3 storey units and create overlooking and overshadowing issues which are intrusive and undermine privacy

Request Action - We agree with recommendations from council staff that height of buildings in area 4 be limited to 8.5metres which limits developments to 2 store

Proposed requirement of 30% landscaping is inadequate. Townhouse courtyards would be too small with poor amenity and too small for families with children.

Request Action -Maintain landscaping requirements at 45%

Proposed floor space ratios of 0.7:1, 9meter heights and 30% landscaping would also have adverse impacts on residents' lives due to loss of amenity and insufficient space to plant trees and shrubs to provide green screening around townhouses and soften impact of bulky buildings.

Area 4 has a large number of existing social townhouses and single dwellings not yet developed.

Request Action-Future townhouses for social housing residents should similarly be limited to existing lower density of 0.45:1 and 2 storeys to provide a good quality living environment and prevent overcrowding and social issues

Under our current zoning laws parking the local streets will continue to be effected by the expansion of Westfield's and their proposed paid parking, the popularity of Centenary Park in Karimbla Rd , Medical facilities in both Gibb St and Karimbla Rd And the long day care centre. There is also the soon to be built seven storey's Dental clinic in Urunga Parade which supplies

no client parking and commuter parking for train users. Area 4 cannot sustain a higher density of housing.

Request. Retain current zoning as area 4 cannot sustain further housing density increases or parking demands

The council was required by the State Government to provide 10,100 new dwellings within the Shire and 80% of these new dwellings were to be within 800 metres of Centre. The Council provided 3000 more dwellings than was required to meet the State Government quota in its initial LEP2013 and in its re exhibited LEP2013 it added even more high density dwellings. Also the area on the North side of the Kingsway (Miranda) already zoned high density has not even reached its development potential. Further rezoning of area 4 cannot be justified.

Additional
comments

Signature



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I object to the following in the amended Draft Sutherland Shire LEP 2013:

- The proposed amendments will further increase the number of high density dwellings, will lead to the loss of the Shire's green landscape environment, irreversibly change the character of the shire and increase traffic congestion.
- Further Increase in building heights and floor space ratios in Miranda, Sutherland, Caringbah and Cronulla are excessive - will cause overshadowing and poor street amenity.
- 46m/16 storey building height (Coles Caringbah) and 40m/13 storey building heights in Sutherland could be used as precedents to increase heights in other development proposals.
- Further increases in building height to 35m/11 storeys and 50% increase in floor space ratio on the Kingsway between Wandella Road and Kiora Road will overshadow streets; create wind tunnels and poor street amenity.
- Additional areas in Sutherland Shire rezoned for high density development. In Miranda an additional low density area in Karimbla Road & Adina St to be rezoned for high density townhouses.
- 8 storey development next to Miranda Public School - opposed by Dept. of Education due to overlooking and privacy impacts.
- 9m building height will allow 3 storey townhouses and houses in low and medium density zones - overlooking, loss of privacy and amenity. Reduce height to 8.5m to limit height to 2 storeys as recommended by Council staff.
- Increases in floor space ratios and reductions in landscaped areas from 55% to 30-35% in all residential zones - larger building footprints, smaller backyards, less open space around units and townhouses, loss of trees, less green screening between buildings and loss of privacy and amenity.
- Return floor space ratios and landscaped areas to existing (LEP2006) requirements.
- Units and townhouses allowed on single lots - amalgamation of lots no longer required.
- No minimum lot size for unit, townhouse and dual occupancy development.
- Permitting undersized and single lots will encourage an excessive amount of high density of poor design with adverse impacts on neighbours.
- 13,336 square metres of public open space in Waratah Park Sutherland still designated for 9 storey buildings. Remove this public open space zoned land from the LEP Building Heights and Floor Space Ratio Maps.
- Sutherland Entertainment Centre being reclassified from community land to operational land (allows it to be sold). It is in the community interest that it remains community land.

In addition to the above I strongly object to the disregard by Council of the 2000 objections from residents to proposals in the Draft LEP 2013 and also Council's rejection of changes recommended by Council staff which would address residents' objections. The Council has provided 3000 more dwellings than was required by the State Government in its initial LEP2013 and in its re-exhibited LEP2013 it has added yet even more high density dwellings which cannot be justified.

Additional comments

Signed



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