

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

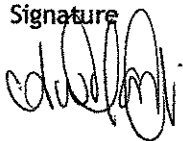
no client parking and commuter parking for train users. Area 4 cannot sustain a higher density of housing.

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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