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Sutherland LEP Review Panel 2014
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**Reference: Amended Draft Sutherland Shire Local Environmental Plan 2013 File
Ref: LP/03/793 as contained within the second exhibited version of the Draft Plan.**

Dear Sir

I am writing in support of the amended draft Sutherland Shire Local Environment Plan (Ref: LP/03/793) as contained within the second exhibited version of the Draft Plan which proposes extending Caringbah Area 2 to include Numbers 284-286, 288, 290, 292, 294, 296, 298, 300 Taren Point Road, Caringbah and rezoning to allow residential flat buildings and a bonus FSR of 1.5:1 as stated in CCL022-13, 19 November 2013, File number LP/06/17976.

I currently own land located at Number 294, Taren Point Road, Caringbah, which is located in the area, adjacent and south of the former *Caringbah High School and adjoining sites* rezoning proposal.

Following submissions from residents and landholders affected by the earlier zoning changes as proposed in the first exhibited version of the Draft Plan, it was argued by those concerned that Council should extend the Caringbah Area 2 to include Numbers 284-286, 288, 290, 292, 294, 296, 298, 300 Taren Point Road, Caringbah. This proposal to extend Caringbah Area 2 to include the above properties as well as a number of residential properties in Willarong Road was supported by Councils' Planning Department and recommended for inclusion into the Draft LEP as amended and exhibited for a second time.

As per the Amended Draft Sutherland Shire Local Environmental Plan 2013 second exhibited version, I concur that these residential sites should be rezoned R4 High Density Residential as proposed for the following reasons:

- The subject properties, similar to Nos. 302 to 328 Taren Point Road all have street frontages to the 6 lane highway and back onto school land;
- If the subject properties remain outside of the proposed new high density residential precinct, they will become isolated and redundant in future planning terms;
- The subject properties offer the same planning attributes and opportunities as those properties fronting both Taren Point Road and the Kingsway in their close proximity to Caringbah Centre shops, services, employment and public transport, schools and hospitals;
- The amalgamation of these sites into the new residential precinct will provide even greater opportunities to provide high quality 4-5 storey apartment style housing

that could take advantage of both the main road and the school grounds to the rear of those sites;

- The incorporation of these subject sites into the precinct would allow for more meaningful pedestrian and bicycle links to be developed from, for example, from the junction of Beresford Ave and Taren Point road through to Willarong Road and hence Caringbah Centre;
- These sites currently overlook the Caringbah High school greens providing good opportunities for higher density housing as new apartments could face onto and overlook the school grounds without amenity losses to surrounding neighbours and subsequently provide passive visual surveillance of the school lands.
- The amalgamation of these sites into the new precinct would allow for a revitalization of this somewhat neglected area along Taren Point Road, where single family dwellings were built some 50 or so years ago with no consideration to the then minor 2 lane road becoming a major State Road carrying more than 40,000 vehicles per day. A larger revitalized area would thus support high quality, SEPP 65 designed apartment blocks and meet SEPP Infrastructure requirements to ameliorate potential traffic noise and fumes along the major road.
- An extended and potentially consolidated precinct could also be accessed by vehicles from one or two central points along Taren Point Road, or, for that matter, from Willarong Road, rather than a series of vehicle crossings, servicing smaller but less dense amalgamated lot developments.
- The incorporation and rezoning of these sites into the new precinct will not significantly affect the wellbeing of other residents nor lead to the loss of amenity to the nearby neighbourhood because of their physical isolation from other residential areas. In fact, with the introduction of high quality well designed apartment blocks and the provision for landscaped street setbacks and provision of bicycle and pedestrian ways the area will be revitalized with a more desirable place to live, a higher population to support the new Caringbah Centre etc.

Thank you for your consideration of this matter.

Yours sincerely

John Castles owner 294 Taren
Pt Rd Caringbah.
John Castles