

Ms Marian Pate
Sutherland LEP Review
NSW Dept of Planning & Infrastructure
PO Box 39
SYDNEY NSW 2001



Dear Ms Pate

Arguments against rezoning Area 4 – Objections to Draft Sutherland Shire LEP 2013

We have the same residential character as those homes west of Miranda Road and currently the same zoning which is zone 4 residential housing. Under new Local Environment Plan (LEP) we are to become zone 3 residential (3R) which has an increased housing density and less landscaping.

Council was required by the State Government to provide 10,100 new dwellings within the Shire and required 80% of these new dwellings to be within 800 metres of Centres.

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 dwelling so area 4 is not really required to meet State Government quota.

The area on the North side of the Kingsway is already zoned high density and has not reached its development potential.

We agree with recommendations from council staff that height of buildings in area 4 be limited to 8.5metres which limits developments to 2 storeys. We feel that rezoning Area 4 is destroying our residential character and increased density housing is unwarranted and would only generate alienation, noise and conflict particularly in families with children who need space and privacy. The proposed rezoning would change the character of Area 4 and compromise our lifestyle enjoyment and living conditions and undermine our close community.

I have the following objections to Draft Sutherland Shire LEP 2013 For the proposed rezoning of Miranda Area 4 (bounded by Karimbla Road, Miranda Road, President avenue and traversed by Kirby 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.

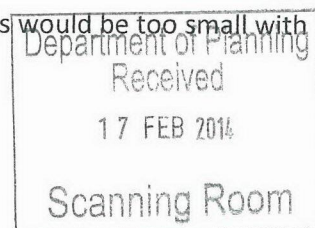
Proposed 50% increase in floor space ratio from 0.45:1 to 0.7:1 is excessive and would allow more townhouses to be crowded onto each development site rather than is currently allowed. More congestion.
Request Action – retain existing 0.45:1 floor space ratio.

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 – Reduce height to 8.5 meters to limit height to 2 storeys

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

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

Signature:

D. Monroe

Name:

D. E. MONRO

Address:

*2/870 Frederick St
Meranda 2228*

R I MONRO

*2/870 Frederick St
Meranda 2228*

Date: *12* February 2014

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PO Box 39
SYDNEY NSW 2001

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Signature:



Name:

L R SMITH

Address:

14 FREDERICK ST.
MIRANDA.

Date: February 2014

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Signature:

Name:

Address:

Ellen Ray
Ellen Ray
25 Anzac St Miranda

Date: 12 February 2014

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Signature:



Name:

PETER HEATH

Address:

11 FREDERICK ST, MIRANDA 2228

Date: February 2014

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NSW Dept of Planning & Infrastructure
PO Box 39
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Signature:



Name:

PATRICIA HONEYMAN

Address:

9 FREDERICK ST.
MIRANDA. 2228.

Date: th 11 February 2014

Ms Marian Pate
Sutherland LEP Review
NSW Dept of Planning & Infrastructure
PO Box 39
SYDNEY NSW 2001

Dear Ms Pate

Arguments against rezoning Area 4 – Objections to Draft Sutherland Shire LEP 2013

We strongly object to the 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 close community.

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The area on the North side of the Kingsway is already zoned high density and has not reached its development potential.

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Signature: 

Name: SHARON SMITH

Address: 2 ANZAC ST MIRANDA

Date: 13 February 2014

Ms Marian Pate
Sutherland LEP Review
NSW Dept of Planning & Infrastructure
PO Box 39
SYDNEY NSW 2001

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Name:

JILL LEACH

Address:

2 Fred endle St
Miranda

Date: February 2014

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Signature:



Name:

Michelle MARCENAC

Address:

64 Karimbla Rd MIRANDA 2228

Date: 8 February 2014

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

Signature:



Name: JIAN FA

Address: 17A Partridge Avenue, Miranda 2228

Date: February 2014

7/2/14

Ms Marian Pate
Sutherland LEP Review
NSW Dept of Planning & Infrastructure
PO Box 39
SYDNEY NSW 2001

Dear Ms Pate

Arguments against rezoning Area 4 – Objections to Draft Sutherland Shire LEP 2013

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

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Signature:



Name: SAM CARGILL

Address: 34 Partridge Avenue, Miranda 2228

Date: February 2014

Ms Marian Pate
Sutherland LEP Review
NSW Dept of Planning & Infrastructure
PO Box 39
SYDNEY NSW 2001

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

A handwritten signature in black ink, appearing to read 'Kylie Davies', with a second line of text 'Katie P. Davies' written below it.

Signature:

Name: KYLIE DAVIES

Address: 2/15 Partridge Avenue, Miranda 2228

Date: February 2014

Ms Marian Pate
Sutherland LEP Review
NSW Dept of Planning & Infrastructure
PO Box 39
SYDNEY NSW 2001

Dear Ms Pate

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Signature:



Name: SUZIE ZHOU

Address: 17/A Partridge Avenue, Miranda 2228

Date: February 2014

7/2/14

Ms Marian Pate
Sutherland LEP Review
NSW Dept of Planning & Infrastructure
PO Box 39
SYDNEY NSW 2001

Dear Ms Pate

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Signature: 
Name: Kristy Edwards
Address: 36 Partridge Ave
Miranda 2228
Date: 8 February 2014

Ms Marian Pate
Sutherland LEP Review
NSW Dept of Planning & Infrastructure
PO Box 39
SYDNEY NSW 2001

Dear Ms Pate

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Signature:



Name:

Rhannon Devane

Address:

18 Partridge Ave Miranda

Date: 6 February 2014

Ms Marian Pate
Sutherland LEP Review
NSW Dept of Planning & Infrastructure
PO Box 39
SYDNEY NSW 2001

Dear Ms Pate

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Signature: 

Name: Maureen Mastaghimi

Address: 2/10 Partridge. Ave Miranda 2228

Date: February 2014

6/2/14.

Ms Marian Pate
Sutherland LEP Review
NSW Dept of Planning & Infrastructure
PO Box 39
SYDNEY NSW 2001

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Signature: 

Name: Kylie George

Address: 4 Partridge Ave, Miranda

Date: February 2014

6/2/14

Ms Marian Pate
Sutherland LEP Review
NSW Dept of Planning & Infrastructure
PO Box 39
SYDNEY NSW 2001

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T. Macintosh 7-2-14.

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T. Macintosh 7-2-14

Name: TINA MACINTOSH

Address: 7 Partridge Avenue, Miranda 2228

Date: February 2014