



SUTHERLAND LEP REVIEW MIRANDA AREA 4

DEADLINE FOR SUBMISSION is 14th February 2014

Marian Pate

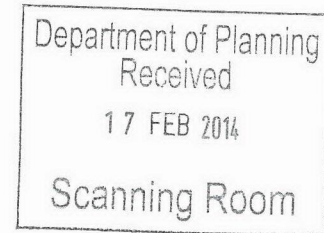
Sutherland LEP Review

NSW DEPARTMENT OF PLANNING AND INFRASTRUCTURE.

Email: Sutherlandlepreview@planning.nsw.gov.au

Mail PO BOX 39, Sydney 2001

Online www.planning.nsw.gov.au



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 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.

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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

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Additional
comments

We agree with all of the above & stress the importance of parking. Every street from Rishby Pl. to the entrance of the hospital is at capacity parking by 8-30 daily. There are problems with garbage collection because of parked cars & access to the "backyard" of each property is often restricted. Street sweeping is sometimes impossible.

Signature

B. Howlett
B. Howlett

Name

BERYL HOWLETT
DOUGLAS HOWLETT

Address

12 KIRKBY PL MIRANDA
12 KIRKBY PL MIRANDA
NSW 2228

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Additional
comments

Signature



Name

Stanley
Miles

Address

9. Woodart St
Miranda 2228

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Additional

comments DONT WANT TO MOVE HAPPY HERE

Signature

R. Lane

Name

RUTH

Address

8 MOOKI ST MIRANDA

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Additional comments Quality of life is important as opposed to financial gain.

High density can result in a whole range of social issues. More villas for over 55's would be more beneficial. This has been raised in previous meetings. Protect the environment and the concerned residents whose voices need to be heard.

Signature

Name

Address

M. Featherstone

Marie Featherstone

10 Mooki St, Miranda

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Additional comments _____

Signature


N. Marshall

Name

Nathan
Marshall

Address

1 Partridge Ave
Miranda 2228

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Marshall

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Signature *John Stanger*

Name *J. M. Stanger*

Address *13 Woodh st
Miranda
2228*

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Name

Address

RFH

RON FRITH

28 PARTIDGE AVE
MIRANDA
222 8

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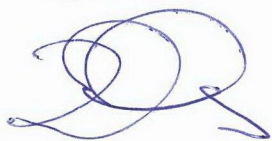
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Name

Kyla Davies

Address

2/15 PARADE DUB
AVS W. RANEA

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Additional comments _____



Signature

Denise Moffitt

Name

Address

22 Partridge Ave
Miranda 2220

AREA 4 MIRANDA OBJECTIONS TO REZONING

DEADLINE FOR SUBMISSION is 14th February 2014

Marian Pate

Sutherland LEP Review

NSW DEPARTMENT OF PLANNING AND INFRASTRUCTURE.

Email: Sutherlandlepreview@planning.nsw.gov.au

Mail PO BOX 39, Sydney 2001

Online www.planning.nsw.gov.au

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Additional comments _____

Signature



Name

Kai Wang

Address

1/15 Pareridge Ave

4 parkridge Ave,
Miranda

(M) 0407 970 372

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Additional comments _____

Signature

Name

Address

George

Kylie George

4 Partridge Ave, Miranda

6 Pantnridge Ave
miranda 2228
97908170
10-2-14

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Signature

M. McConnell

Name

M. McConnell

Address

*6 Pantnidge Ave
Miranda 2228
10-2-14
97 908170*

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Signature

G. Thompson

Name

Gretta

Address

3 Partridge Ave. Miranda

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DEADLINE FOR SUBMISSION is 14th February 2014

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Additional
comments

NO WAY. TOO CLOSE TO A PARK & A PRE SCHOOL !!!

Signature

[Handwritten Signature]

Name

lynette Rosevear
Ken Rosevear

Address

18 DARLY ST, MIRANDA.

SUTHERLAND LEP REVIEW MIRANDA AREA 4

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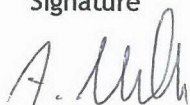
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Additional
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Signature



Name

A. NASRALLA

Address

22 MODISI ST
MIRANDA NSW 2228

SUTHERLAND LEP REVIEW MIRANDA AREA 4

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Signature



Name

KING MAN OLA

Address

5 Modar Street,
Miranda NSW,
2228.

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Additional
comments

I WANT TO BUY IN THIS AREA BUT
WILL WAIT FOR A RIGHT OUTCOME
BEFORE BUYING

Signature

Name

Address

K F Duncombe

K F DUNCOMBE

14 MOOKI ST MIRANDA

S. Ellis

S. ELLIS

14 MOOKI ST MIRANDA

A. Duncombe

A. DUNCOMBE

14 MOOKI ST
MIRANDA

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Additional
comments

Signature

Name

Address



MRS PAULINE PORTER

7 MOOKI ST
MIRANDA
2228.



Kim PORTER

7 MOOKI ST
MIRANDA NSW 2228

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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

Helen

16 Dally St Miranda

Signature

Name

Address



180 Helen

16 DALLY ST

SUTHERLAND LEP REVIEW MIRANDA AREA 4

DEADLINE FOR SUBMISSION is 14th February 2014

Marian Pate

Sutherland LEP Review

NSW DEPARTMENT OF PLANNING AND INFRASTRUCTURE.

Email: Sutherlandlepreview@planning.nsw.gov.au

Mail PO BOX 39, Sydney 2001

Online www.planning.nsw.gov.au

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.

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Additional
comments

To rezone this area would destroy the nature
of the suburbs here and would negatively impact the lives
of the residents.

Signature

Robyn Brice

Name

Robyn Brice

Address

*1/4 Woonah St
Miranda*