

I am not in favour of the Change to reduce the minimum lots sizes, the Current 250m2 is too small as it is

From your background document

The current SEPP requirements were passed with the intention of these minimum lot sizes was to allow two dwellings that are attached, to be built on a lot with a minimum lot size of 600 m2, 300m2, or 250m2 depending on the minimum residential density. The lot could then be subdivided to two lots of half this size, so that each house is on its own lot. The definition of semi-detached dwelling in the Growth Centres SEPP is a single dwelling on its own lot of land that is attached to one other dwelling. This would mean that a minimum starting lot size of 1200m2, 600m2, or 500m2 is necessary for the development of two semi-detached dwellings on two separate lots, based on the current lot size controls.

I am not in favour of decreasing the minimum lots sizes for semi-detached dwelling past those already in existence. I believe the planning controls for low density and medium density areas lots sizes are sufficient to enable an appropriate level of development in these Growth centres. And any further reduction in lot size is detrimental to the overall social and physical amenity that these areas seek to provide.

There is no convincing argument given for these proposed changes, It is assumed that the pressures from Treasury and developers, add weight to the need to increase supply of accommodation in the Sydney region are the factors in the proposed lot reduction. The areas currently covered and potentially affected, are both existing green field sites and potentially Brown field sites have the assumed physical capacity to carry higher populations coupled with the delivery of a much greater ratio of Open recreational space per hectare [localised space] be it at the expense of an immediate direct economic return to the state, that could be realised with the 150 m2 and 200 m2 .

The proposed changes to these SEPP's does not address the social, health & wellbeing long term costs of this intense Human farming that is proposed, The real issues of these proposed change in lot size only enable developers the potential to produce "Box like" developments that degrade the social and community facility that Growth Centre areas seek to create. It's just a change in Housing policy from creating in the Long term horizontal slums rather than vertical slums we have been building in other parts of the Sydney region.

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