

SAVE OUR SHIRE



HUGE CHANGES UNDER COUNCIL DRAFT LEP 2013

Sutherland Shire Council's new Local Environmental Plan which will control all zoning and development in the shire is on exhibition for public comment. The proposals in the LEP will irreversibly change the character of the Shire. **SUBMISSIONS CLOSE MAY 1, 2013**

1. NO RIGHT OF OBJECTION IF BUILDING COMPLIES WITH THIS LEP.
2. 5,500 additional high density dwellings within 800 metres of centres – more than double the target set by the state government.
3. Unspecified numbers of additional high density dwellings beyond 800 metre radius.
4. Increased building height and floor space in unit zones.
5. 4 storey minimum height of units – 8 storeys the preferred height.
6. 13,346 square metres of public open space in Waratah Park earmarked for 9 storey development.
7. 3 storey town houses introduced – 2 storey height limit removed
8. No minimum lot size for unit, townhouse and dual occupancy developments.
9. Units and townhouses allowed on single lots. Amalgamation of lots no longer required.
10. Villas and dual occupancies allowed on internal lots – will overlook existing backyards.
11. Torrens title subdivision of dual occupancies permitted. No minimum lot size.
12. Increases in floor space in all low density zones will allow larger houses (with bigger footprints) and smaller backyards.
13. (Green) landscape area requirement reduced from a range of 40-55% to 25-30% in ALL RESIDENTIAL ZONES, providing no room to plant trees.
14. The largest increase in permitted house size and largest decrease in landscape area are in waterfront and environmentally sensitive areas.
15. Adverse impacts from increased floor space together with reduced landscape area
 - Loss of Shire's tree canopy
 - Less green screening between buildings
 - Loss of privacy and amenity
 - Increased heat in urban areas not absorbed by trees
 - Trees around the shire waterways replaced by larger houses and more waterfront structures degrades scenic beauty of foreshores
 - Loss of trees able to link with bushland as wildlife corridors
 - Less water absorption
 - Greater run-off into council drainage system
 - More pollution into creeks and rivers.

SELECT ONE OR MORE ITEMS FROM THE LIST. WRITE YOUR LETTER/EMAIL AND SEND:

By post: Please quote the reference "LP/03/252376". Post your submission to: Environmental Planning Unit, Sutherland Shire Council, Locked Bag 17, Sutherland 1499

By e-mail: Send your submissions to epu@ssc.nsw.gov.au. Please make the subject of your email 'Draft Sutherland Shire Local Environment Plan 2013'