

Local Housing Strategy - Summary of Submissions Table

No.	CM9 No	Objects or Supports	Summary of Submission	Theme	Theme	Comments
1	D20/79832	Objects	Notes that enough people live in the area already, and that overcrowding is only of use to developers.	Objects to overdevelopment		<p>The draft LEP 2020 is the first in a four stage planning approach to implementing a comprehensive planning scheme for our LGA. LEP 2020 focuses on housing and harmonisation to ensure a single, consistent approach is applied to planning and development across the LGA.</p> <p><b>No amendment to the Local Housing Strategy is recommended</b></p>
2	D20/79832	Supports, but with suggestions for changes	Notes that R4 exists on the south side of Peakhurst Park but questions why it is not recommended on the west side when it is closer to the train station and Riverwood plaza. Believes requiring 2 blocks to make a manor house is a waste of prime real estate. Believes that modernisation doesn't start with R3 and manor houses with max 9m height. Proposes R4 west of Peakhurst Park as it's close to the train station and shopping centers.	Requests amendments to the North and West of Peakhurst Park - Peakhurst HIA		<p>An R4 to the west of Peakhurst Park will be considered as part of the Riverwood Planning Precinct investigation. Riverwood is a Planning Precinct identified by the NSW Government. The strategic planning and review process for the Riverwood commercial centre must be carried out in collaboration with the NSW Department of Planning, Industry and Environment (DPIE), City of Canterbury-Bankstown Council and other State agencies.</p> <p>The outcomes of the Riverwood Planned Precinct Investigation Area project will inform a future amendment to the Georges River LEP.</p> <p>The investigation work for Riverwood will not commence until late 2021.</p> <p><b>No amendment to the Local Housing Strategy is recommended</b></p>
3	D20/79832	Objects	Concerned that this will destroy Oatley and will not be of benefit to residents. Concerned that "variety of housing" will adversely affect the area which is currently: homely, family-orientated, quiet and peaceful, leafy, spacious, and with not a lot of traffic. Notes that it doesn't feel claustrophobic like Hurstville with buildings, infrastructure, lack of greenery and high population density. Notes that COVID-19 reinforces the need for space and outdoors - not apartments, multi-storey housing or duplexes. Requests that their suburb be left alone.	Objects to overdevelopment		<p>The draft LEP 2020 is the first in a four stage planning approach to implementing a comprehensive planning scheme for our LGA. LEP 2020 focuses on housing and harmonisation to ensure a single, consistent approach is applied to planning and development across the LGA.</p> <p>Any future developments will be subject to an assessment process at the DA stage to ensure any potential impacts are addressed or minimised, such as bulk and scale, privacy and overshadowing.</p> <p><b>No amendment to the Local Housing Strategy is recommended</b></p>
4	D20/79832	Objects	Prefers not to make changes allowing additional development that will impact the environment and overall atmosphere of the area. Concerned that increased density will result in more pollution and waste water into the already struggling Lime Kiln Bay.	Objects to overdevelopment		<p>The draft LEP 2020 is the first in a four stage planning approach to implementing a comprehensive planning scheme for our LGA. LEP 2020 focuses on housing and harmonisation to ensure a single, consistent approach is applied to planning and development across the LGA.</p> <p>Any future developments will be subject to an assessment process at the DA stage to ensure any potential impacts are addressed or minimised, such as bulk and scale, privacy, overshadowing and pollution.</p> <p><b>No amendment to the Local Housing Strategy is recommended</b></p>

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5	D20/79832	Objects	Concerned that the lifestyle of their suburb will be altered if there's no longer a FSPA.	Objects to the removal of properties in the FSPA – impacts on the built environment	Objects to the removal of properties in the FSPA – impacts on the natural environment	<p>The draft LEP 2020 is the first in a four stage planning approach to implementing a comprehensive planning scheme for our LGA. LEP 2020 focuses on housing and harmonisation to ensure a single, consistent approach is applied to planning and development across the LGA.</p> <p>Any future developments will be subject to an assessment process at the DA stage to ensure any potential impacts are addressed or minimised, such as bulk and scale, privacy and overshadowing.</p> <p>New local provisions for tree protection and landscaping have been added to the the GLEP 2020 to enhance the protection of the natural environment.</p> <p>The Planning Proposal was amended by the Georges River LPP to retain the extent of the FSPA as identified by the HLEP 2012.</p> <p><b>Amended the Local Housing Strategy to reflect LPP decision in regards to the FSPA.</b></p>
6	D20/79832	Objects	Objects to rezoning their area. Believes removing the FSPA zone will be detrimental to Oatley's village atmosphere and will lead to overcrowded streets, less parking and spoil the natural environment.	Objects to the removal of properties in the FSPA – impacts on the built environment	Objects to the removal of properties in the FSPA – impacts on the natural environment	<p>The draft LEP 2020 is the first in a four stage planning approach to implementing a comprehensive planning scheme for our LGA. LEP 2020 focuses on housing and harmonisation to ensure a single, consistent approach is applied to planning and development across the LGA.</p> <p>Any future developments will be subject to an assessment process at the DA stage to ensure any potential impacts are addressed or minimised, such as bulk and scale, privacy and overshadowing.</p> <p>The Planning Proposal was amended by the Georges River LPP to retain the extent of the FSPA as identified by the HLEP 2012.</p> <p>New local provisions for tree protection and landscaping have been added to the the GLEP 2020 to enhance the protection of the natural environment.</p> <p><b>Amended the Local Housing Strategy to reflect LPP decision in regards to the FSPA.</b></p>
7	D20/79832	Objects	Objects - no reason provided	Objects - no reason provided		Noted
8	D20/79832	Objects	Objects - no reason provided	Objects - no reason provided		Noted
9	D20/79832	Objects	Objects - no reason provided	Objects - no reason provided		Noted
10	D20/79832	Objects	Objects - no reason provided	Objects - no reason provided		Noted
11	D20/79832	Objects	Objects - no reason provided	Objects - no reason provided		Noted

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12	D20/79832	Objects	Does not believe lot sizes for building developments are currently sufficiently sized. Suggests Council reconsiders and amends housing sizes to ensure that land sizes are large enough to include housing, garden beds, and outside areas for children to play.	Objects to overdevelopment		<p>The draft LEP 2020 is the first in a four stage planning approach to implementing a comprehensive planning scheme for our LGA. LEP 2020 focuses on housing and harmonisation to ensure a single, consistent approach is applied to planning and development across the LGA.</p> <p>Any future developments will be subject to an assessment process at the DA stage to ensure any potential impacts are addressed or minimised, such as bulk and scale, privacy and overshadowing.</p> <p><b>No amendment to the Local Housing Strategy is recommended</b></p>
13	D20/79832	Objects	Objects - no reason provided	Objects - no reason provided		Noted
14	D20/79832	Objects	Objects - no reason provided	Objects - no reason provided		Noted
15	D20/79832	Objects	Requests no more people or traffic in Oatley, as it will spoil the ambience and foreshore of Oatley.	Objects to overdevelopment		Noted
16	D20/79832	Objects	Requests that Oatley be kept as it currently is and without developers.	Objects - no reason provided		Noted
17	D20/79832	Objects	Objects - no reason provided	Objects - no reason provided		Noted
18	D20/79832	Objects	Concerned that the LGA has reached saturation point, and that changing residential zoning to accommodate the Local Housing Strategy will put pressure on the environment and surrounding areas.	Objects to overdevelopment		<p>The draft LEP 2020 is the first in a four stage planning approach to implementing a comprehensive planning scheme for our LGA. LEP 2020 focuses on housing and harmonisation to ensure a single, consistent approach is applied to planning and development across the LGA.</p> <p>Any future developments will be subject to an assessment process at the DA stage to ensure any potential impacts are addressed or minimised, such as bulk and scale, privacy and overshadowing.</p> <p><b>No amendment to the Local Housing Strategy is recommended</b></p>

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19	D20/79832	Objects	<p>landscapes will result in more buildings and less trees. Objects to the draft LEP 2020 due to the following concerns:</p> <p>1) Negative impacts on residents and society. The removal of properties from the FSPA would lead to an increase in built and population density, without a concurrent increase in infrastructure such as sewerage, water supply, drainage, street parking and business area parking. This would lead to overcrowding of parks/recreational spaces, increased local traffic, increased parking congestion, further overcrowding of public transport, and loss of privacy.</p> <p>2) Negative impacts on the environment and biodiversity. Smaller soft landscaping reduces the leafiness and shadiness of the suburb. The loss of large native trees and space to plant large trees results in increases in summer temperatures, and would mean less biological diversity and poorer ecological function.</p> <p>3) Negative impacts on water quality in the Georges River. There are occasional sewage overflows and leaks from the sewerage system, into the creeks that run towards the Georges River. Denser urban development with less soft landscaping means more hard surfaces, which leads to reduced absorptive capacity for runoff and more polluted</p>	Objects to the removal of properties in the FSPA – impacts on the built environment	Objects to the removal of properties in the FSPA – impacts on the natural environment	<p>The draft LEP 2020 is the first in a four stage planning approach to implementing a comprehensive planning scheme for our LGA. LEP 2020 focuses on housing and harmonisation to ensure a single, consistent approach is applied to planning and development across the LGA.</p> <p>Any future developments will be subject to an assessment process at the DA stage to ensure any potential impacts are addressed or minimised, such as bulk and scale, privacy and overshadowing.</p> <p>The Planning Proposal was amended by the Georges River LPP to retain the extent of the FSPA as identified by the HLEP 2012.</p> <p>New local provisions for tree protection and landscaping have been added to the the GLEP 2020 to enhance the protection of the natural environment.</p> <p><b>Amended the Local Housing Strategy to reflect LPP decision in regards to the FSPA.</b></p>

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20	D20/79832	Objects	<p>Objects to the proposed amendments to the FSPA as it will increase built areas and other hard surfaces, and decrease soft landscaping and tree cover. Believes this will change the current leafy outlook of the suburb.</p> <p>Concerned that smaller lot sizes will mean a decrease in garden area, the loss of neighbourhood leafiness and the loss of tree canopy. Explains that loss of tree canopy and reduction in soft landscaping will have negative consequences for:</p> <ol style="list-style-type: none"> <li>1) The amelioration of stormwater impact from urban runoff resulting in increased siltation of the Georges River.</li> <li>2) Greater heat output from the increase in hard surfaces exacerbated by a reduction in the cooling effect afforded by tree canopy.</li> <li>3) A reduction in biodiversity and the ability of native species to move between green spaces.</li> </ol> <p>Concerns also raised that the proposal conflicts with Greater Sydney Commission documents relating to biodiversity, landscapes and urban tree cover.</p>	Objects to the removal of properties in the FSPA – impacts on the built environment	Objects to the removal of properties in the FSPA – impacts on the natural environment	<p>The draft LEP 2020 is the first in a four stage planning approach to implementing a comprehensive planning scheme for our LGA. LEP 2020 focuses on housing and harmonisation to ensure a single, consistent approach is applied to planning and development across the LGA.</p> <p>Any future developments will be subject to an assessment process at the DA stage to ensure any potential impacts are addressed or minimised, such as bulk and scale, privacy and overshadowing.</p> <p>The Planning Proposal was amended by the Georges River LPP to retain the extent of the FSPA as identified by the HLEP 2012.</p> <p>New local provisions for tree protection and landscaping have been added to the the GLEP 2020 to enhance the protection of the natural environment.</p> <p><b>Amended the Local Housing Strategy to reflect LPP decision in regards to the FSPA.</b></p>
21	D20/79832	Objects	Objects - no reason provided	Objects - no reason provided		Noted
22	D20/79832	Objects	Objects - no reason provided	Objects - no reason provided		Noted
23	D20/79832	Objects	<p>Notes no dual occupancy developments permitted in the existing FSPA under the HLEP 2012. Notes that the proposed reduction of the FSPA will enable only about 740 lots to gain the potential to develop dual occupancies. Explains that Council's Director of Planning and Environment anticipates only 3-4 dual occupancy DA's per year (i.e. about 48-64 extra dwellings in the next 16 years). Notes that this will hardly make a dent in Council's shortfall 2,000 needed by 2036. Suggests that dual occupancy developments not be complying development.</p>	Objects to the removal of properties in the FSPA – impacts on the built environment		<p>The draft LEP 2020 is the first in a four stage planning approach to implementing a comprehensive planning scheme for our LGA. LEP 2020 focuses on housing and harmonisation to ensure a single, consistent approach is applied to planning and development across the LGA.</p> <p>Any future developments will be subject to an assessment process at the DA stage to ensure any potential impacts are addressed or minimised, such as bulk and scale, privacy and overshadowing.</p> <p>The variation in the FSPA to allow dual occupancy was to provide the community with more housing choice. Complying development is a state policy.</p> <p><b>Amended the Local Housing Strategy to reflect LPP decision in regards to the FSPA.</b></p>

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24	D20/79832	Objects	Believes dual occupancies should not be allowed in the existing FSPA, and they should not be considered as complying development.	Objects to the removal of properties in the FSPA – impacts on the built environment		<p>The draft LEP 2020 is the first in a four stage planning approach to implementing a comprehensive planning scheme for our LGA. LEP 2020 focuses on housing and harmonisation to ensure a single, consistent approach is applied to planning and development across the LGA.</p> <p>Any future developments will be subject to an assessment process at the DA stage to ensure any potential impacts are addressed or minimised, such as bulk and scale, privacy and overshadowing.</p> <p>The variation in the FSPA to allow dual occupancy was to provide the community with more housing choice. Complying development is a state policy.</p> <p><b>Amended the Local Housing Strategy to reflect LPP decision in regards to the FSPA.</b></p>