

Inclusive Housing Strategy - Summary of Submissions Table

No.	CM9 No	Objects or Supports	Summary of Submission	Theme	Theme	Comments
1	D20/79832	Objects	Notes that the State Government has no right attempting to change the suburb's amenity and character.	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>No amendment to the Inclusive Housing Strategy is recommended</p>
2	D20/79832	Objects	Concerned that this will destroy Oatley and will not benefit residents. Concerned that "variety of housing" will adversely affect the area which is currently: homely, unique, 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 that people need 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>No amendment to the Inclusive Housing Strategy is recommended</p>
3	D20/79832	Objects	Objects - no reason provided	Objects - no reason provided		Noted
4	D20/79832	Supports	Notes that more available land is needed and that removing restrictions within the foreshore area is required. Requests that the foreshore area be opened for more housing and accommodation.	Supports the removal of properties from the FSPA		<p>The Planning Proposal was amended by the Georges River Local Planning Panel to retain the extent of the FSPA as identified by the HELP 2012.</p> <p>No amendment to the Inclusive Housing Strategy is recommended</p>
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 Planning Proposal was amended by the Georges River Local Planning Panel to retain the extent of the FSPA as identified by the HELP 2012.</p> <p>No amendment to the Inclusive Housing Strategy is recommended</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>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 Local Planning Panel to retain the extent of the FSPA as identified by the HELP 2012.</p> <p>No amendment to the Inclusive Housing Strategy is recommended</p>

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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	Suggests that Council thinks about the impact to the environment that the proposed changes would have.	Objects - no reason provided		Noted
11	D20/79832	Objects	Does not believe this strategy allows for sufficient space in medium and large density development. Notes that Council should ensure that their suburb is not over run with housing development like Peakhurst, that greening policies continue to be developed, and that rate payers will not be overcrowded on their own properties. Notes that people move to Lugarno and Oatley to enjoy the green spaces. Believes Council is doing not much to replace trees or maintain/develop new green space. Concerned that developers are top priority and that the neighbourhood will lose property value if it's overdeveloped.	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>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>No amendment to the Inclusive Housing Strategy is recommended</p>
12	D20/79832	Objects	Objects - no reason provided	Objects - no reason provided		Noted
13	D20/79832	Objects	Objects - no reason provided	Objects - no reason provided		Noted
14	D20/79832	Objects	Requests that Oatley be kept as it currently is.	Objects - no reason provided		Noted
15	D20/79832	Objects	Objects - no reason provided	Objects - no reason provided		Noted
16	D20/79832	Objects	Concerned that the LGA has reached saturation point, and that changing residential zoning to accommodate the Inclusive 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>No amendment to the Inclusive Housing Strategy is recommended</p>

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17	D20/79832	Objects	<p>Concerned that smaller lot sizes and the reduction of soft 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</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>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 Local Planning Panel to retain the extent of the FSPA as identified by the HELP 2012.</p> <p>No amendment to the Inclusive Housing Strategy is recommended</p>

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18	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"> 1) The amelioration of stormwater impact from urban run off resulting in increased siltation of the Georges river. 2) Greater heat output from the increase in hard surfaces exacerbated by a reduction in the cooling affect afforded by tree canopy. 3) A reduction in biodiversity and the ability of native species to move between green spaces. <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>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 Local Planning Panel to retain the extent of the FSPA as identified by the HELP 2012.</p> <p>No amendment to the Inclusive Housing Strategy is recommended</p>
19	D20/79832	Objects	Objects - no reason provided	Objects - no reason provided		Noted

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20	D20/79832	Objects	<p>Supports the consultation process, but suggests that more time is needed. Supports some areas of the proposal, but notes the following concerns:</p> <p>1) Does not support the removal of properties from the FSPA.</p> <p>2) Does not support the reduction in size required for dual occupancy. Notes the following concerns with current dual occupancy dwellings:</p> <ul style="list-style-type: none"> - There is almost no gap on the side of dwellings, and they are built almost to the edge of each property. - Dual occupancy dwellings are allowed side by side, in a row, and look crammed with no space for trees. - There is no rule that ensures that the water must be seen between houses. Areas are blocked from seeing the water as houses are built shoulder to shoulder. - Requests that the dwelling size allowance for dual occupancy is not reduced. <p>3) Suggests increasing the area that is protected around the water, and make it accessible to people to walk or explore. Notes that there are limited areas in Oatley and surrounds where one can reach the water other than private jetties. Supports Council purchasing open space on the water's edge.</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>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 Local Planning Panel to retain the extent of the FSPA as identified by the HELP 2012.</p> <p>No amendment to the Inclusive Housing Strategy is recommended</p>
21	D20/79832	Objects	Objects - no reason provided	Objects - no reason provided		Noted