

APPENDIX 11

SUBMISSION SUMMARY

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Issue Title	Sub Category	Comment
Consultation Process	Collaboration	Requests a collaborative process where all stakeholders are involved in the planning and design process.
	Community Consultation	Concerns community consultation has been minimal and limited to fact sheets and phone enquiries and little attempt to communicate the implications of the plan to elderly residents and those from non-English speaking backgrounds.
		Concerns at the failure and lack of community participation and engagement in drafting the plan prior to the exhibition.
		Acknowledges that asking for comments from the community is the right thing to do.
	Exhibition/notification	Concerns that there was no direct notification from Council regarding changes that are in close proximity to property. Objection to having to rely on information from local action groups, real estate agents and developers and having to visit the Kogarah Council website.
		Object to the notification letter that made no reference to property being directly affected by the proposal.
		Acknowledges that this process has been well co-ordinated and communicated, well planned, transparent, well communicated and efficient in terms of performance and outcomes.
		Concerns that the exhibition material at customer service centre only contains written information. The information provided was complicated and not user friendly. Exhibition did not display any models or photos to clearly show what the community would look like if these proposals went ahead.

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Consultation Process	Governance	Concerns that the consultation process lacks meaningful communication, transparency and accountability.
		Concerns that there was no information on how submissions would be monitored, addressed or acted upon or if the information would be provided to Councillors.
		Concerns that submissions need to differentiate from residents affected by changes and people who stand to make financial gains from the proposal.
		Concerns that the voting process at Council meetings will be unfair and biased. The majority of Councillors have declared a pecuniary interest and hence have a conflict of interest when voting for this proposal. No knowledge is known as to the extent of the Councillor's pecuniary interest and whether any other Council staff also pecuniary interests.
	Public meeting/ public forum	Objections and concerns over the lack of public meetings being held.
		Request for a public forum/meetings for an open and transparent consultation to engage the community in discussion about the changes to the proposed LEP.
		Disappointed that requests by community groups for public meetings to be addressed by planners, senior staff and Councillors were not met.
	Independent review	Concerns at the lack of transparency in the Development Assessment process and therefore requests an independent review of the planning proposal.
		The planning proposal process is a conflict of interest, as Council is the only author of the New City Plan, and Council will ultimately dictate what changes are to be made. Requests an independent review.
	LEP Process	Concerns that LEP processes set by Department of Planning and Environment are not being

		followed. Lack of supporting evidence and reports to justify the planning proposal.
Housing Targets		Objects to the proposal as the plan does not align with the State Government’s plan for Sydney as there are no housing targets set by the State or the sub-region, and the South sub-regional plan will not be drafted until mid-2015.
		Objects to housing strategy and new city plan, as the plan suggests that we have to meet housing targets set by the State Government, which do not exist.
Housing Affordability		Supports the new city plan, especially dual occupancy provisions as it will provide more housing choice and supply and help to alleviate the increasing cost of housing.
		Concerns that new city plan will not provide more affordable housing. Rezoning land and increasing housing supply will not reduce the cost of housing in this part of Sydney as property prices are driven by interest rate fluctuations, foreign investment policy and the volatility of the housing market.
		Concerns that the Housing Strategy does not make direct provisions for Affordable Housing. Concerns that Council should provide stronger policy signals that will encourage affordable housing and boarding houses, in line with Council’s Housing Strategy Background Paper. Does not believe that increasing housing supply or creating a larger choice of housing types would adequately address affordable housing issues in the Kogarah region – particularly for young people and families entering the housing market or key workers on lower incomes. Requests the inclusion of an Affordable Housing provision be included in Council’s Housing Strategy 2031 and broader Community Strategic Plan. Requests Council considers appropriate direct mechanisms that are open to local government around the issue of Affordable Housing, requests that Council advocates for relevant policy and legislative change, forms strategic partnerships, and collaborates with different levels of Government around the provision of affordable housing in Kogarah (and across the broader SSROC) region.

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Traffic, transport and parking		Requests Council to approach State Government for road and transport improvements. From Hurstville there is only a train to the city, from Dulwich Hill there is a train, bus and now light rail. The State Government needs to provide better and more transport options.
		Supports the proposal as increased densities will give State Government the impetus to change the train timetable at Kogarah back to the way it was before.
		Opposition to the overdevelopment of Kogarah, especially since the State Government has already cut the number of trains stopping at Kogarah.
		Objects to increased densities across LGA as it places additional pressure on existing limited parking availability and increases traffic congestion.
		Concern and objects to rezonings and increases in height and density that will results in additional traffic congestion, loss of on-street parking, and associated negative health and social impacts in South Hurstville along King Georges Road, Carlton along Princes Highway, Blakehurst Waterfront along Princes Highway.
		Concerns and objects to increases in height and density as the increased traffic and congestion will create additional associated health risks such as pollution from vehicle emissions.
	Road Widening	Concerns that proposed multi- storey blocks along King Georges Road and Princes Highway will stop roads being widened to cope with increased traffic. Should have a buffer zone of low density development on existing main roads so as not to burden future cost by the government and the taxpayer.

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Infrastructure capacity		Concerns that proposed density and population increases across the LGA will overload and reduce access to already stretched infrastructure such as childcare centres, schools, health services, hospitals, stormwater drainage, shopping centres, sewage, water and drainage, electricity, telephones, and potential impact on free-to-air television reception (from high rise apartments blocking signals).
		Concern and opposition to rezonings, increased height and population density given that the road infrastructure in and around Kogarah LGA is already at capacity and will have negative impacts on peoples' safety and amenity.
		Requests for studies and information to show if infrastructure has capacity for future population under the proposal.
		Requests that new infrastructure or improvements to existing infrastructure be identified and inform the State Government what infrastructure need to be costed, funded and built before Council makes suitable and appropriate increases based on what is best for current residents.
		Supports proposal for Kogarah as there is good access to community resources and infrastructure that are being underutilised at this point in time.
		Objects to rezonings as this will result in increases in illegal dumping, dogs and dog faeces, decreased property values, loss of public amenity, loss of a strong sense of community. Similar Council budget with the same facilities to be shared by more residents, increased competition for local jobs, higher under and unemployment, overcrowding in locals schools, the prospect of increased rates to address the pressures placed on council roads, library and community services, waste management and collection, degrading of the foreshore, pressures on open spaces, waterways and recreational opportunities with consequent health implications and the possibility of family and social dysfunction.

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Open space		Concerns and objects to rezonings and increases in height and density as the proposal does not provide additional open space / recreation areas for increased population.
		Objects to the suggestion that schools grounds could be used after hours for multi-use for open space is not practical or acceptable due to security and maintenance issues.
Council Rates and Developer contributions		Requests that rates should be on the basis of number of bedrooms, smaller homes shouldn't pay the same as people with 5-6 bedrooms.
		Supports the proposal as it will bring more people into the area providing more council rates which then can be used in the community.
		Objects to the proposal, as the Council will receive more income from additional rates, developer contributions, development application fees when there is no capacity or facilities or infrastructure to accommodate population increases.
		Objection to the rezoning of land, as it will increase council rates. Living in same low density property and will have to pay increased rates because land will be rezoned to medium density.
Potential loss of Kogarah's streetscape and character		Objects to proposed overdevelopment of Kogarah City via rezoning, height and FSR changes. Objects to large high rise buildings with all concrete footpaths and no capacity for street landscaping for trees, gardens, shrubs.

		<p>Proposed heights and FSR for all areas will change the character of Kogarah. Will result in loss of dominance of trees and gardens, loss of parking and loss of suburban streetscape, with no reference to existing architectural heritage or traditional streetscapes.</p>
		<p>Objects to urban consolidation, as it will change the character of the area. The character being single low density dwellings that attracted residents to move to the area.</p>

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Heritage	8 Lochmaree Crescent, Connells Point	Request to remove property from heritage listing.
	Premier Street, Kogarah	Request to remove Premier Street heritage listings to allow for redevelopment.
	No.14 and No.16 Victoria Street, Kogarah	Request to be removed from heritage listing to allow for unrestricted development opportunity.
	Heritage Conservation Area	Objection to the proposed changes because detrimental on existing residences in the Heritage Conservation Area and nearby surrounding areas of Hurstville.
	Beverley Park	Requests that Beverley Park is made into a Heritage Conservation Area.
Foreign Investment		Concerns that any new housing stock will be bought by foreign investors.
E4 Environmental Living zone	General Issues	Supports the rezoning to allow dual occupancies.
		Objects to removal of environmental zone. Does not support further subdivision of land.
		Objects to the rezoning of E4 to R2 and requests evidence from Council to prove that community have asked for more housing choice around foreshore and waterfront areas.
		Disagrees with the proposed rezoning to allow dual occupancies as this creates ramshackle, untidy developments. Council should rezone to medium density to allow townhouses which will lead to more attractive developments.
	Environmental protection	Objects to rezoning from E4 to R2 to reduce lots as there will be greater impervious areas, clearing of native vegetation, negative impacts on bio diversity and reduce open space next to

		the foreshore.
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		Objects to rezoning from E4 to R2 to allow dual occupancies on sites greater than 1000sqm. Sites in these areas are predominately on steep sloping sites and there are few sites that would be financially viable at the expense of compromising environmental protection under the current zoning.
		Objects to removal of environmental living zones and increased development as the topography is too difficult for access and remote from public transport. Requests Council model the outcome of every lot being developed and assess the cumulative environmental impact and only proceed if there is no impact. Requests there should be a buffer zone around waterways.
	Dual occupancies	Objects to dual occupancies along waterfront being permissible as more traffic congestion, higher density living, loss of privacy and peaceful foreshore public space being overshadowed by more dense housing.
		Objects of dual occupancies being permissible as large trees will be removed for development will also reduce habitat for birds and animals and have an impact on local biodiversity.
	Complying development	Concerns that the rezoning will allow complying development which might allow water views to be blocked without consultation with neighbours, also would allow reflective materials on waterfront which are not appropriate for steeply sloping sites on the foreshore.
Dual Occupancy Development	Minimum lot sizes	Supports reduction in minimum lot size to allow dual occupancies on large sites.
		Requests reduction in minimum lot size to 550sqm or 600sqm.
		Request to reduce minimum lot size from 650sqm to 450sqm. There are many lots in South Hurstville that are only just above 450sqm in area.

		Requests reduction in minimum lot size from 650sqm to 570sqm. The majority of lots near Kogarah Town Centre are 580sqm.
		Requests that blocks close to waterfront but without waterfront frontage should be reduced from 1000sqm to 650sqm.

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		Objects to reduction of minimum lot size for dual occupancies as the orientation of blocks will impact on privacy and property values.
		Objects to reduction of minimum lot size for dual occupancies without thorough consultation with the community. Smaller lot sizes would make Kogarah City undesirable to middle income families with children.
		Objects to minimum lot size for dual occupancies as impervious areas will increase and have cumulative impact on the environment and the biodiversity of the area.
		Objects to dual occupancies in cul-de-sacs as there is not enough access for street parking and garbage collection.
		Requests Council consider no minimum lot size or frontage for dual occupancies as has been adopted in Sutherland Shire Council. Requests that Council would enforce strict controls on floor space and landscape ratios along with good quality architecture.
	On street parking	Concerns that allowing further dual occupancies will result in more people parking on nature strips and footpaths and create pedestrian hazards.
		Concerns that more dual occupancies will lead to loss of on-street parking spaces. Should require provision of additional car spaces.
Subdivision	Supports Torrens title subdivision of dual occupancies.	
Seniors Housing		Requests council consider relaxing the minimum frontage requirements for seniors housing on large sites.
Design Standards	Landscaping requirements	Requests where apartments are developed, that new trees are replanted in front and back yards, not just shrubs to maintain green nature of the area.

	Urban Design Review Panel	Requests independent urban design review panel to ensure all new buildings meet set minimum requirements in terms of design quality and aesthetic appeal and construction quality.
	Streetscape buffer	Requests new developments not built right to the edge of footpath. Should retain existing greenspace between footpath and building as well as kerb and footpath.
	Design Innovation	Opportunity for innovation in design in Kogarah. Remove all cars in Kogarah Town Centre, allow only pedestrians and delivery vehicles for shops. Apartments would provide roof gardens, communal dining rooms, mens sheds, art studios and performance spaces.
	Setbacks	Concerns that high rise will have no stepping down or interface with low scale dwellings.
	Height of buildings	The height of buildings requires an additional 1.5m for design of buildings to meet the SEPP 65 standards and achieve floor space ratio and storeys.

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Allawah		
	General issues	Supports proposal, suggests a shopping centre on top of railway station.
		Concerns that introducing multi-storey development on Railway Parade, Allawah will cause congestion, noise and parking issues. Loss of character of shop buildings, destroy character of area, impact on amenity of residents with higher densities and poor construction quality standards.
Woids Avenue/Noble St	Rezoning and height	Objects to rezoning and the 4-5 storey height proposed as existing development in area is 2-3 storeys. Concerned with road capacity, traffic congestion and parking. Suggests rezoning cul de sacs in Illawarra St and Augusta Street.
Beverley Park		
Beverley Park Centre	Height of Buildings and Floor Space Ratio	Objects to increase in HOB and FSR as it will not fit in with the existing residential streetscape. Loss of privacy, overshadowing, traffic congestion, parking and air and noise pollution.
Beverley Park -Carroll Street	Rezoning	Requests that Council consider rezoning Carroll Street to R3 to be consistent with the adjoining R3 zone proposed on Rocky Point Road. Otherwise having the split zoning in the block will cause loss of privacy, overshadowing.
Blakehurst		
Blakehurst Centre	Rezoning	Concerns rezoning Blakehurst and associated traffic will have flow on impacts on Highway and affect existing residents.
	Height	Concerns the height proposed in Centres is too height at 21m. 15m is more appropriate.
Princes Highway/ Borgah St/ Bunyala St	Height	Objects to height change from 9m to 12m. Concerns about traffic impacts and congestion on Borgah Street. Also pedestrian safety for school children near the school and park.

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Torrens St	Rezoning and Height	Concerns regarding rezoning and height 15m along Torrens Street, out of character with the streetscape, loss of park views and traffic impacts.
Blakehurst Motel (Bunyala St)	Height and density	Concerns about height and density proposed for motel site in Bunyala Street, as will impact on traffic congestion entering the Highway and may result in loss of carparking for park users.
Blakehurst motor inn (Princes Highway)	Rezoning	Objects to rezoning of Blakehurst Motor Inn as it is out of context with adjoining low density residential area, will increase traffic congestion, parking issues, loss of privacy, overshadowing, drainage problems, noise, impact on property values. The Telstra building is taller however, there are no residents and little privacy concerns from workers who access the building during business hours.
Waterfront	Rezoning and height	Objection to rezoning and heights. Overshadowing, out of character with the area, lack of privacy and traffic. No provision for additional open space for increase in population.
		Objection to rezoning of Blakehurst Waterfront, lack of public transport to support population increase and impacts on biodiversity.
		Objects to rezoning and height of Blakehurst waterfront. Will result in loss of water views, loss of amenity, increases in traffic and pollution, devalue properties and privacy issues. The proposal is out of character with existing foreshore scenic area.
	Site Amalgamation	Concerns regarding site isolation along the waterfront. Should require site amalgamation patterns to create waterfront access and ensure good design outcomes.
No.52 Waratah St (Kyle Williams Estate)	Rezoning	Objects to the proposed rezoning of part of lot from E4 Environmental Living to R2 - Low Density Residential. Zoning is inconsistent with charitable trust conditions. E4 – Environmental Living zone should be maintained.

	Rezoning	Supports rezoning of RE1 – Public Recreation to E2 – Environmental Conservation to reflect ownership and environmental values of land.
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Carlton		
Enterprise Corridor	Rezoning	Supports the rezoning along the Princes Highway corridor.
		Supports rezoning, however B6 should be restricted to those with existing commercial/businesses on sites (eg. from Wheeler Street to Jubilee Avenue, rather than from O'Meara St and Westbourne St which is too close to the local residential area.
		Objects to B6 zoning. If residential is required, then zone for residential allowing 12m (4 storeys).
		Objects to rezoning as new development will impact on parking and traffic. Does not agree to revitalising the Highway - questions who wants to shop on the highway in a residential area.
		Objects to rezoning and overdevelopment of the area. Concerns that redevelopment will lose sense of community of the area, create traffic congestion, considers that R2 zoning and 8.5m height limit is enough. Requests that developers cannot add an additional storey after a development has been approved. Also Councillors making a decision that they also personally gain from should not be allowed to vote or be involved in decision making of our area.
		Objects to rezoning and overdevelopment of area. Concerns regarding health impacts from traffic pollution. Concerns no setbacks or landscaping to filter pollution from traffic. Concerns about potential overshadowing of adjoining properties and properties across the Highway.
	Height	Requests Council reconsider maximum height of buildings to 12m (2-3 storeys), similar to the development on the corner of Francis Street and Princes Highway to minimise impact on adjoining properties.

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Enterprise Corridor		Objects to the proposed height of 21m and FSR as they are too high for a suburban area.
		Objects to inappropriate scale and character for the area. Suggests that villas, townhouses and duplexes are more appropriate infill housing solutions for the Highway.
		Objects to the proposed height next to Carlton South Primary School. Concerns about children and pedestrian safety, traffic congestion and creating undesirable places to live.
	Residential/retail requirement	Concerns that B6 – Medium Density will allow high density residential above retail. Misleading to be called enterprise zone when 65% of it can be residential.
	Bulky good transport	Concerns of how bulky goods will be transported into and out of the sites and traffic conflicts/ access arrangements for residents in same developments.
	Traffic congestion and parking	Concerns that redevelopment would impact on traffic congestion. Suggests Park Road be built under the Princes Highway so that traffic can flow between Ramsgate and Hurstville.
		Concerns that the Princes Highway will increase traffic congestions especially on back streets as people avoid the traffic on the Highway. Council should give priority to increasing densities next to train stations before increasing density away from the station and the shopping centre.
		Requests traffic study to show how to manage extra traffic and parking resulting from redevelopment.
	Location from train station / public transport	Concerns that the rezoning along Princes Highway is not within walking distance of a train station, and the bus is not that frequent. Medium and high density residential should be built within 400m walking distance of train station.
	Amenity of residents	Concerns that residents in new buildings will have poor amenity from noise and pollution, overshadowing and privacy.

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	Safety	Objects to the rezoning as Princes Highway are already congested from school children and sports season. Concerned regarding safety of children and pedestrians.
		Objects to rezoning as apartments will overlook school grounds and create safety issues.
		Concerns that traffic congestion will impact on quick response times by emergency services.
	Construction impacts	Concerns that the noise and pollution from construction will be a nuisance and distract the school children while they study at school.
	Out of centre location	Objects to rezoning as it is out of centre and not within walking distance of a centre or train station.
	Design controls	Objects to rezoning, suggests expanding existing industrial areas similar to Alexandria in Sydney City Council. Should include setback controls and well-designed buildings.
Carlton – Princes Highway Centre	General Issues	Supports the redevelopment of the area, will bring in more socio-economic growth and give the area a facelift.
		Supports rezoning of shops in Princes Highway Carlton from B1 to B2 at corner of Park Road and Carlton, if the necessary shops and facilities are incorporated, like SupaBarn development in Sans Souci.
	Rezoning	Objects to rezoning due to traffic congestion, pollution, distance from public transport.
	Height and Density	Objects to height and density. Out of character with low density residential. Single storey dwellings on Wyuna St will face onto multi storey units. Amenity and privacy impacts for existing residents.

		Objects to heights on Princes Highway between Stubbs Street and Lacey Street as security lighting and roller shutters for apartment blocks and commercial lighting and deliveries will create noise and light pollution for surrounding residents.
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Issue Title	Sub Category	Comment
		Objects to proposed height of building and FSR along Princes Highway between Jubilee and Plant Street. The side streets are too narrow, and will create traffic congestion. The FSR should be a maximum of 1:1. The heights are excessive, when compared to areas closer to railway stations.
	No.399-403 Princes Highway	Objects to height, as it will be out of character with existing streetscape, increase traffic congestion, create parking issues, out of centre location, impact on amenity of existing residents including loss of privacy and sunlight and loss of community.
Carlton – Railway Parade	Height and density	Supports the proposed increase in height and FSR along Railway Parade. Redevelopment will improve and modernise the shopping and business area.
Carlton – Andover St/	Rezoning	Supports proposed rezoning.
Carlton – Bembridge St	Height	Objects to 5 storeys on Bembridge St as it will not be compatible with the existing streetscape and loss of on-street parking. Also objects to 7 storeys on Garfield Street, should be 3 storeys.
Carss Park		
	General Issues	Objects to multi-storey development as this will have flow on affects to Carss Park "the garden suburb" and there will be increases in traffic congestion, parking issues, increases in noise and air pollution and destruction of tree canopy and gardens.
Shopping Centre	Height	Concerns that 4 storey height limit will overshadow adjoining low density residential. Request transitional zoning.
Connells Point		
Connells Point -234A Connells Point Rd		Concerns regarding the rezoning of land to RE1 Public Recreation, as would encourage members of public to use the land and encourage anti-social behaviour. Propose to zone to R2 and would like to purchase or lease the land.

Connells Point – 21A Queen Road		Requests rezoning of land from Council land from RE1 to R2, as the land is adjoining foreshore and not accessible to public.
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Hurstville		
Hurstville Centre	Heights	Supports height increases in Hurstville. Suggests they could be as high as 30 level if they are well designed and attractive like Chatswood and the City. Parking stations should be multi-level around Hurstville.
		Objects to height at ATO site, as adjoining residential in Rosebank Crescent will become overshadowed. Requests solar access and wind studies to be conducted.
		Objects to height increases in Hurstville Centre. Trains are at capacity, parking is difficult and local streets are becoming inundated by shopping trolleys and are hazardous.
		Objects the proposal as will have impact on adjoining Heritage Conservation Area, traffic congestion around Hurstville Station.
	Rezoning	Supports rezoning in Hurstville.
Hurstville – Denman Street	Open space link	Concerns about the capacity of stormwater drains on site, if more new development is approved with more impervious surfaces. Creation of a link at rear of properties will have security issues for residents.
Kogarah		
Kogarah North	Innovation	Supports proposal, suggests we make the apartments best practice and innovative including pedestrianizing Kogarah Centre and restricting cars in the centre. Promote bike use and trains and buses.
	Height	Objects to heights in Kogarah North as the streets are narrow and high rise will block out the sun. Many houses in this area are of cultural/historical significance and we will lose the character of the area.

		Objects to height, will turn Kogarah into ghetto with inadequate parking, natural lighting and lack of open space.
Ocean Street	Rezoning	Objects to downzoning in Ocean Street from R3 medium density residential to R2 low density residential. Being within a Heritage Conservation Area should not reduce the development potential of a site and that well designed developments can comply.
	Dual Occupancies	Concerns with dual occupancies in Kogarah in Ocean Street and increase in heights and FSR without adequate parking provisions will create more issues with parking.
Bellevue Street		Supports proposal and requests council rezone both sides of Bellevue Street, Kogarah for medium density.
Blake Street/ Bellevue St/ Bowns Rd/ Railway Parade	Height and density	Objects to increase in HOB and FSR at rear of block from Railway Parade. Impacts on adjoining heritage items on Bowns Road and Bellevue St. Proposed heights would not fit in with existing streetscape of three levels. Impacts on privacy, amenity and overshadowing.

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Mortdale		
Mortdale Centre	Height	Objects to height, the proposal is too high for low density residential area. Out of character with surrounding streetscape and will increase traffic congestion in area. Proposed reduce height from 21m to 12-15 metres.
	General Issues	Concerns about design and construction quality of new buildings. Does not want retail at ground floors, concerned that it will remain vacant or that successful retailers will have associated litter and shopping trolleys and additional traffic.
		Supports FSR and HOB changes for Mortdale Centre.
Oatley		
Oatley – Ada street	Rezoning	Objects to rezoning to R3 – medium density residential as this would allow Residential flat building at 9m and would be out of context with single storey house and villas. Town houses would be more appropriate.
	General Issues	Concerns with any increase in density in Oatley/West Ward - concerns that existing infrastructure sewers and stormwaters cannot cope with future capacity demands. Parking issues, traffic congestion.
		Objects to any increase in density in Oatley - not within walking distance to public transport or close to centre. The plan does not include promoting walking or cycling or additional open space or recreation areas. The proposal does not fit with the existing character of streetscape.
Ramsgate		
Ramsgate Centre	General issues	Concerns that the proposed controls do not allow for redevelopment, due to minimum site requirements.
		Objects to proposed plans as Ramsgate is difficult to park, there are no plans to provide supporting infrastructure for increased development and currently there is inadequate public transport services.

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	Heights	Objects to heights proposed between Hastings Road and Torwood Street, as the location is not close to any railway station and will create traffic congestion. Heights are out of character with low scale residential areas that adjoin centre, concerns about overshadowing and devaluing property values.
	Public carpark	Concerns overdevelopment of Ramsgate may include the loss of public carpark and decrease the viability of the centre. Requests Council provide a replacement car park as part of any redevelopment. Opposed to Council's approach to upzone land held in its ownership with the view to dispose in the short to medium term.
Dalkeith Street	Height	Objects to heights due to traffic congestion and out of character with the existing suburban streetscape.
Sans Souci		
Sans Souci – Rocky Point Road	Rezoning	Objects to rezoning along Rocky Point Road, Sans Souci from R2 Low Density to R3 Medium Density Residential. The area should remain low density and it is not appropriate due to access and traffic on Rocky Point Road. The current houses provide affordable long term rental accommodation and rezoning would put this at risk as land valuations change. The proposed medium density is out of centre.
		Objects to the proposed rezoning as will have negative impact on adjoining properties in Harris Street. Questions why the entire block was not rezoned. Proposal will devalue adjoining properties and have privacy and overshadowing impacts.
Sans Souci Centre (Bonney Street)	Height	Concerns regarding height of buildings along Sans Souci Shopping village Rocky Point Road. Parking, traffic congestions, privacy and amenity issues and capacity of local infrastructure.

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South Hurstville		
	General Issues	Concerns that any increases in density in South Hurstville centre will require road widening of King Georges Road and traffic calming. Supports redevelopment of IGA shopping centre.
Grosvenor Road	Height	Proposed height of 21m is too high around Grosvenor Road, which is low density residential. The height should scale down progressively. Redevelopment will create traffic problems in the area.
South Hurstville Library		Restoration of South Hurstville library should be included in any redevelopment.
Tavistock Rd, The Esplanade, Connells Point Road and The Mall	Rezoning and height	Objects to proposed rezoning and heights as they are out of character with existing low scale residential streetscape and loss of street trees. Increase in population will create greater traffic congestion, overdevelopment, parking problems and stretch capacity of existing infrastructure. Concerns that proposal will create amenity issues, loss of privacy, overshadowing and a loss of community. The area is too far from a train station and bus services are not frequent.
Former South Hurstville Bowling Club	Rezoning	Objections to proposed rezoning to SP2, as the school would create traffic problems in the area. Land should be maintained as open space for public recreation. Potential impacts on adjoining residents include noise, demands on local infrastructure. Safety issues for pedestrians and drivers. The school will not cater for local students and will create more traffic.
	Height	Concerns there are no proposed height of building for the site.