Submission Type

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submission

Re: PP-2021-6630 proposal to rezone 143 Stoney Creek Road, Beverly Hills

To the Department of the Sydney South Planning Panel

I object to the proposed rezoning of 143 Stoney Creek Rd, Beverly Hills as R4 High Density Residential for the reasons set out below.

It is a proposal for a singular development that is out of character for the south side of Stoney Creek Rd which is currently zoned R2.

The change from the existing R2 to an R4 zoned development, particularly for a site this size [2454m2 (0.6 acres)] will create a significant visual impact on the outlook for the neighbouring properties.

The NSW government, as the previous owners of the site, did not consider it appropriate to rezone the site prior to listing it for sale. That is, they considered the SP2/R2 zoning appropriate for the site before selling it to the current owners. Rather it was only considered worthy for inclusion as part of an area of “future housing investigation” in the Beverly Hills Town Centre Master Plan.

As a singular rezoning, the rezoning should be specific to the proposed purpose of site which is commercial use. That is, commercial occupation of existing buildings and construction of a medical centre, Intended Outcomes of section 6.2 of the Planning Proposal by A. Sutherland, March 2023. However, the current owner has also submitted plans for 38 residential dwellings to be built on the site. As the purpose of the rezoning is for commercial use, the rezoning should not consider permitting the construction of a high density residential development on the site. Given this, a more appropriate rezoning of the site would be from SP2/R2 to E2 Commercial Centre/R2 Low Density Residential.

If the site is to be appropriate for rezoning as R4 High Density Residential then this it should not be done in isolation. Rather, the entire region currently marked for “future housing investigation” should be rezoned R4. That is, any rezoning of this individual site should be expanded to incorporate the “future housing investigation” properties on Cambridge St, Stoney Creek Rd and King Georges Rd. This would be consistent with the area master plan and would allow contiguous high-density development from the subject site towards the Beverly Hills town centre.