



Summary of Submissions

Pre-exhibition Community Consultation for Implementing the Biodiversity & Foreshore Studies

Consultation Period October 2022 – March 2023

Note: Responses to submissions are provided within the Council Report “*Outcomes of Community Consultation and Preparation of Biodiversity & Character Planning Proposal*” dated 12 February 2024

Submissions via Your Say Project Page

#	Submission Summary	Biodiversity	Density	Local Character	Lot Size
1	Requests protection of the trees, biodiversity and existing green character. The Oatley area is not suitable for increased development. The streets are too narrow to accommodate more traffic, especially from dual occupancy developments.	x	x		
2	"Yes, I support the proposed controls."				
3	<p>Objects to any changes to the FSPA for the following reasons:</p> <ol style="list-style-type: none"> 1. Climate change - an additional 11% tree canopy is required by 2036 and must come from residential areas. Reducing lot sizes will not improve tree canopy cover and will result in loss of biodiversity. 2. Greener Places Policy - proposed changes contradicts the aim of the Policy which emphasises regenerating the natural environment. 3. Protection of 'low density buffer zones' - areas covered by the FSPA in Oatley West, Mortdale, Peakhurst, Peakhurst Heights and Lugarno provide 'low density buffer zones' around existing creek lines and waterways and therefore are required to support greater biodiversity by reducing stormwater run-off. 4. Protecting the unique character and biodiversity - the unique character of the FSPA does not solely rely on the visibility to and from the Georges River. The existing FSPA is protecting the green, leafy character. <p>Provides anecdote of destruction of mature trees on public and private land, reduction in native bird population and impact on water quality and aquatic habitat in the past 40 years.</p>	x		x	
4	Concerned about increased development if areas are removed from the FSPA, which impacts the environment and safety around neighbourhoods and schools.		x		
5	<p>Repeats objection to the changes previously proposed by the draft LEP 2020 as follows:</p> <ol style="list-style-type: none"> 1. increased development and density through dual occupancies 	x	x	x	

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	2. reduced tree canopy 3. increased traffic and on-street parking 4. increase pressure on infrastructure 5. loss of local character				
6	Supports local character controls to retain the existing character of Lugarno. Recent developments are not consistent with the established character.			x	
7	Objects to increased development due to impacts on biodiversity.	x	x		
8	Promotes trees and nature, and not blocky buildings.	x	x		
9	Objects to proposal because it resembles the draft LEP 2020. Objects to any increase in development because there has been no improvements in infrastructure. Recognises need for increasing density around train stations but not like the Mortdale Master Plan proposal. Requests prohibition of dual occupancies on narrow streets and the protection of existing subdivision patterns along the foreshore.	x	x		x
10	Objects to reduction in FSPA because the FSPA provides a low density buffer zone around creek lines and waterways to maximise infiltration rather than having more stormwater run-off. Requests greater measures to protect biodiversity and tree canopy in light of the GRC's 40% tree canopy target. Identifies the need for canopy cover to come from the non-bushland areas, including low and medium density, which could be under most threat when lot sizes are reduced and increased development occurs.	x	x		x
11	Requests Council to not "sell off" the foreshore.		x		
12	Objects to any changes to the FSPA and increased development. Existing dual occupancies are examples of overdevelopment and impacts tree canopy. There are not enough on-street parking spaces because garages are being used for storage.		x		
13	Recognises the proposal to better protect local character and biodiversity but concerned these changes will lead to the weakening of existing requirements. Identifies examples of overdevelopment allowed by the former Hurstville	x	x	x	

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	Council in Mortdale, Oatley, Peakhurst and Lugarno. These developments have no setbacks of front and side boundaries and no landscaping. Also highlights the decreasing tree canopy in Lugarno since 1990.				
14	Objects to increased development due to impacts on biodiversity, traffic and existing infrastructure.	x	x		
15	Requests inclusion of the eastern side of Kogarah Bay into the FSPA. Supports the introduction of biodiversity controls across all of the Georges River foreshore, including the eastern side of Kogarah Bay.	x			
16	Objects to reducing lot size requirements. Dual occupancies are being built without the space to grow trees, which is a significant issue in light of global warming. Promotes trees and their benefits and suggests the purpose of the proposal changes are for Council to raise revenue.				x
17	Opposes to any changes for fear of losing the foreshore area.			x	
18	Objects to reducing lot size requirements.				x
19	Resident of Oatley and Mortdale for over 50 years. Concerned about the loss of the green character due to large 2-story developments occupying almost the whole site. Driveways and hardscaping replace potential greenery. Relaxing foreshore protected zones will worsen the situation. Objects to the proposed changes due to the impacts on the streetscape.		x	x	
20	Objects to increasing requirements for developments in the FSPA and the proposed green corridors due to the following reasons: - Punishing homeowners who do the right thing: additional regulations to protect biodiversity will cause a property with more native vegetation to become less 'developable'. This will encourage illegal land clearing. - Incomplete set of environmental objectives: 1) Requirements for planting is unclear. The term "indigenous" is not clearly defined. The requirement for 100% indigenous planting will prohibit veggie patches and composting. Better alternative is to specify a portion as native vegetation. 2) Existing controls for the FSPA is inconsistent with the intent of scenic protection e.g. requirement	N/A - Additional Feedback	N/A - Additional Feedback	N/A - Additional Feedback	N/A - Additional Feedback

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	<p>to have dark-coloured facade increases urban heat and stands out from the lighter sandstone and eucalyptus colours in the natural environment. 3) Controls are becoming more onerous and adds unnecessary complexity by creating neighbourhood-specific controls when there are already countless DCP controls that a development must comply with. This will also lead to increased development costs.</p> <ul style="list-style-type: none"> - Increasing the cost of housing: adding more regulation will worsen housing affordability because of the extra time and cost it takes to prepare a DA. More red tape and delays will also lead to more illegal development. - Unclear relationship to state-level controls: unclear if Complying Development can be carried out in the FSPA and CDCs are still allowed in the green corridor which will give Council no control over whether native vegetation will be planted. Council should extend the green corridor to land around existing parks instead. - No updates to existing foreshore controls: no changes are being considered for other FSPA controls like side and rear setbacks for properties that don't have a view to the river. There is no predominant character in the FSPA and expanding the FSPA will make it harder to discern character. 				
21	Opposes reducing lot size requirements in Oatley West.				x
22	Opposes reduction of foreshore due to development and loss of vegetation. Requests protection and retention of larger lot sizes to preserve suburb's character and prevent negative impact on infrastructure.	x		x	
23	"No, I do not support the proposed controls".				
24	Objects to all proposed amendments.				
25	Property owner and resident in Oatley, opposes all proposed amendments due to belief the proposal only benefits developers. Provides anecdote of previously rejected Tree Removal Application and requests better protection of the leafy character. Provides example of tree removal and subdivision on Woronora Parade.	x	x	x	

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26	"No, I do not support the proposed controls".				
27	Opposes any changes to the FSPA.				
28	"Abhorrent proposal by council"				
29	Oppose changes to foreshore controls and increased density due to strain on schools, parks, and roads from increased traffic in Oatley West. Requests protection of the area's trees and wildlife.	x	x		
30	Objects to proposed changes due to belief these will lead to removal of trees and bushland, leading to inappropriate development. Changing boundaries in the FSPA will not protect threatened flora and fauna. Georges River Council must commit to conservation, restoration, and enhancement of the environment.	x	x		
31	Opposes changes to the FSPA. Requests better protection of the environment including trees and wildlife corridors, and maintaining river health and biodiversity.	x			
32	Opposes proposed changes. Request protection of the foreshore as wildlife corridors. "Increased housing density equals less trees, more erosion and less wildlife."	x	x		
33	Owner of property proposed to be converted from FSPA to UCA. Suggests retaining Lugarno within the FSPA due to concern for future pressure to reduce the minimum lot size if the area is converted into the UCA. Requests retention of large lot size requirements for dual occupancies to protect the existing biodiversity.	x			x
34	"Concerned with impact to the environment and safety around school community."				
35	Requests preservation of Oatley's existing character by protecting mature trees and greenery. It should be protected from overdevelopment and tree removal like in surrounding suburbs.		x	x	

#	Submission Summary	Biodiversity	Density	Local Character	Lot Size
36	Oppose FSPA reduction in Peakhurst Heights and Lugarno due to overdevelopment causing destruction of tree canopy, vegetation, and habitat. Increased parked cars cause congestion and risky driving. Emergency access and evacuation would be more difficult with further density.	x	x		
37	Supports proposed Terrestrial Biodiversity controls and Green Corridor controls. Requests expansion of biodiversity controls to include all of Kogarah Bay. Objects to removal of Kogarah Bay from the FSPA. Provides photographic evidence to support submission.	N/A - Additional Feedback (support)	N/A - Additional Feedback (support)	N/A - Additional Feedback (support)	N/A - Additional Feedback (support)
38	Objects to reduction in FSPA because the FSPA provides a low density buffer zone around creek lines and waterways to maximise infiltration rather than having more stormwater run-off. Requests greater measures to protect biodiversity and tree canopy in light of the GRC's 40% tree canopy target. Identifies the need for canopy cover to come from the non-bushland areas, including low and medium density, which could be under most threat when lot sizes are reduced and increased development occurs. Requests retention of existing minimum lot size requirements and increase the minimum landscaped area requirement to 30% across the FSPA to help protect biodiversity.	x			x
39	"No, I do not support the proposed controls".				
40	Objects to increasing development in the foreshore. Alleges Council is trying to increase revenue.		x		
41	"No, I do not support the proposed controls".				
42	Objects to proposal because it resembles the draft LEP 2020. Moved to Oatley to get away from overdevelopment but have found the existing roads in Oatley are too narrow and unsafe. Increased density will impact wildlife, infrastructure, and overcrowd schools and public transit. More development will destroy the feel of the suburb.	x	x		
43	Requests retention of existing lot sizes in the FSPA. The area currently is important for wildlife habitat, community amenity and wellbeing. Requests	x			x

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	retention of existing biodiversity objectives in the FSPA clause. Supports introduction of biodiversity controls in the LEP but should not conflict with the FSPA.				
44	Oppose all proposed changes due to detrimental impacts on Lugarno.				
45	<p>Objects to the proposed changes to the FSPA and provides the following recommendations:</p> <ol style="list-style-type: none"> 1) Retain existing FSPA areas in Oatley West, Mortdale, Peakhurst, Peakhurst Heights, and Lugarno because the FSPA provides a low density buffer zone around creek lines and waterways to maximise infiltration rather than having more stormwater run-off. 2) Retain existing objectives for the FSPA within the LEP. 3) Retain all considerations within Clause 6.6 of the LEP. 4) Retain existing lot size requirements to protect biodiversity. Identifies the need for canopy cover to come from the non-bushland areas, including low and medium density, which could be under most threat when lot sizes are reduced and increased development occurs. 5) Increase minimum landscaping requirements to 30% for all development within the FSPA. 6) Biodiversity study should include more urban and developed areas. 7) Introduce new local character clauses and statements in the LEP. 8) Introduce green corridor and areas to improve tree canopy coverage in the DCP. 	x		x	x
46	Opposes any changes to the FSPA.				
47	Disagrees with reducing the minimum lot size requirements.				x
48	Opposes increased density and tree removal in Lugarno due to limited access and egress. Objects to the plan of the NSW Government to turn Sydney into New York.		x		
49	Request existing controls to be retained in Oatley and the protection of trees for shade and wildlife habitats.	x			

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50	"The reduction in the FSPA and the resultant in minimum lot size for duplexes increases traffic, density and pressure on infrastructure."		x		x
51	Objects to reducing the minimum lot size requirements.				x
52	Requests existing controls to be retained to protect trees and biodiversity.	x			
53	Objects to reducing the minimum lot size requirements. Alarmed by proposal to remove 3,300 properties from the FSPA and reclassify as UCA with weaker controls as the leafy character and biodiversity will be reduced.	x	x	x	x
54	Opposes overdevelopment around the Georges River.		x		
55	Requests more diverse housing while providing more trees and green spaces to support new development. Town houses and dual occupancies should be permitted as 3 storey developments to accommodate more trees. Also requests secondary dwellings to be increased to 80sqm in floor area.	x			
56	"No, I do not support the proposed controls".				
57	Requests removal of subject property and neighbour property from the FSPA. These properties are located next to Henry Lawson Drive and do not have views to or from the Georges River. Provides anecdote of apartment developments being constructed as those are located outside of the FSPA despite being closer to the River. Requests consistency in land subdivision regulations.	N/A - Additional Feedback	N/A - Additional Feedback	N/A - Additional Feedback	N/A - Additional Feedback
58	Requests protection of the foreshore due to climate change, flora and fauna extinctions, and the importance of natural wetlands and green spaces for mental health. Requests extension of foreshore controls to protect the natural environment.	x			
59	Requests the protection of native flora and fauna.	x			
60	Opposes reducing the minimum lot size requirements.				x
61	Objects to proposal because it resembles the draft LEP 2020. Requests protection of the leafy character of the area. Opposes reducing the minimum	x	x	x	x

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	lot size requirements duplexes in single-dwelling streets with poor access and infrastructure. Prioritize environmental values in DAs to protect flora and fauna along Georges River. Proposed changes may increase traffic, reduce parking, and decrease property values.				
62	Opposes any increase in development and density. Quiet suburbs now have thousands of ugly duplexes, straining infrastructure. The status quo must be retained to prevent overdevelopment. No new infrastructure exists to support it. Alleges Council is proposing the changes to gain revenue.		X		
63	Opposes proposed controls due to favouring Council and developers, increased density will strain infrastructure and harm environment. The existing sewerage and stormwater infrastructure are already at capacity as shown by the recent wet weather. Tree removal are increasing stormwater run-off. Requests retention of existing LEP controls.		X		
64	Provides a number of recommendations: 1) Retain existing FSPA areas in Oatley West, Mortdale, Peakhurst, Peakhurst Heights, and Lugarno because the FSPA provides a low density buffer zone around creek lines and waterways to maximise infiltration rather than having more stormwater run-off. 2) Retain existing objectives for the FSPA within the LEP. 3) Retain all considerations within Clause 6.6 of the LEP. 4) Retain existing lot size requirements to protect biodiversity. Identifies the need for canopy cover to come from the non-bushland areas, including low and medium density, which could be under most threat when lot sizes are reduced and increased development occurs. 5) Increase minimum landscaping requirements to 30% for all development within the FSPA. 6) Biodiversity study should include more urban and developed areas. 7) Introduce new local character clauses and statements in the LEP. 8) Introduce green corridor and areas to improve tree canopy coverage in the DCP.	X	X	X	X

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65	Opposes any form of development and believe there is no "balance" between the environment and development. Alarmed about climate change and identifies need for large canopy trees to provide shade.		X		
66	Objects to proposed changes due to increased density, loss of vegetation and tree canopy, loss of leafy character, increased traffic, and pressure on infrastructure. Requesting no changes be made to current protection.	X	X	X	
67	Opposes any proposal to increase density.				
68	<p>Objects to the reduction of the existing FSPA in Lugarno, Oatley West, Mortdale, Peakhurst, and Peakhurst Heights. Requests the following:</p> <ul style="list-style-type: none"> - Increasing minimum landscaping requirements to 30% for all development within the FSPA, - No reduction to minimum lot size requirements to ensure tree canopy is not further reduced, - Retain all considerations within Clause 6.6 of the LEP, - Introduce green corridor and areas to improve tree canopy coverage in the DCP. <p>Explains reason to live in Lugarno include its leafy character and the presence of biodiversity in the area.</p>	X		X	X
69	Opposes overdevelopment caused by smaller lots which lead to the loss of trees and wildlife. Provides anecdote of approved development on Belmore Road removing 50 mature trees with little to no replacement planting provided.	X	X		
70	Opposes the reduction of the FSPA when trees and vegetation are already being removed through development with the current controls. The existing lot size controls should be retained and increase landscaping requirements to minimum 30% across the FSPA. Disagrees with the permissibility of dual occupancies in the FSPA due to the environmental impacts associated with the smaller gardens and the practice of removing trees to make way for larger buildings. Also concerned about the environmental impacts of high density	X	X		X

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	development (e.g. traffic, noise, loss of street parking, pressure on existing infrastructure). Requests more considerations regarding lot size are added into the LEP. The creation of green corridors is supported but detailed DCP controls are required to identify areas where tree canopy cover needs to be improved. Requests Council to set up incentives for residents in these areas to participate and increase tree planting LGA-wide. Requests FSPA to be retained in the former Kogarah LGA despite the loss of biodiversity through development.				
71	<p>Objects to the proposed changes to the FSPA for the following reasons:</p> <ol style="list-style-type: none"> 1. Scenic refers to the natural environment and the proposed controls will weaken its protection. 2. The Biodiversity Study was limited to a desktop assessment with limited field surveys, and did not capture all of the species present in the LGA. Recommends using the Birdlife Australia website "Birdata". provides personal account of recording over 100 species in more than 30 years in Hurstville Grove. 3. Retain all considerations within Clause 6.6 of the LEP. 4. Retain existing lot size requirements to protect tree canopy. 5. Increase minimum landscaping requirements to 30% for all development within the FSPA. 6. Introduce new local character clauses and statements in the LEP to complement existing FSPA control. 7. Prohibite dual occpancies within the FSPA due to their overdeveloped nature - they are mostly hardscaping with little to no landscaping leading to increased stormwater run-off. 	x	x	x	x
72	<p>Recommends a number of additional considerations regarding whether the lot sizes should be changed in Oatley West and Mortdale:</p> <ul style="list-style-type: none"> - Increasing population density should not be driven the Council's desire to increase income or as the result of developers influencing Councillors and other levels of government. - Must consider the effect of new dwelling on existing overland flow paths and creek lines, especially with consideration of the increasing frequency of major 				x

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	storms. - Council needs to address the impact of overland flow flood events on downstream waterways, the effect of pollutants on these waterways and the methodology to protect from and remedy these events.				
73	Supports maintaining/improving biodiversity in the LGA in principle, but concerns over the impacts of the proposed changes as follows: 1. Supports removal of areas not visible from water/impacting riverfront. 2. Supports the creation of character areas. 3. Opposes requiring FSPA residents to prepare biodiversity studies as it creates financial burden and penalises those who maintained the biodiversity on their properties. 4. Requests rock formations to be included within the landscape area calculation. 5. Council should focus on improving development assessment team and DA processing times before adding new controls. 6. Concerns over additional assessors needed for biodiversity reports and the impact on DA assessment process.	x		x	
74	Unhappy with Council's current management of the existing population, believes adding more density is not feasible. Preference for low density living.			x	
75	Requests to retain existing FSPA control to avoid congestion, loss of canopy cover, and biodiversity of flora and fauna. Requests the protection of Oatley and Lugarno before the environment is destroyed like in Connells Point and Kyle Bay.	x	x		
76	Opposes reducing the minimum lot size requirements.				x
77	"No, I do not support the proposed controls".				
78	Opposes high-rise and villa development near water and vegetation due to loss of trees. Disapprove of new apartment development near Tom Uglys Bridge. Requests balancing growth with wildlife preservation.	x	x		

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79	Opposes changes to minimum lot size requirements because smaller lot sizes will lead to more building and hard surfaces, causing increased run-off into stormwater drains that empty into bushland reserves. These drains lack proper drainage channels and trash racks, resulting in massive erosion and impassable fire trails. Provides anecdote of Sunshine Parade, Rainbow Parade and Wasterside Parade having poorly maintained drains. Requests increased maintenance and planting of green corridors, particularly in Peakhurst Heights as it is a corridor linking Oatley and Lugarno. Non-indigenous trees are unsuitable for the area and negatively impact wildlife. Encourage residents to do verge plantings for biodiversity.	x	x		x
80	Proposal to keep riverside vegetation unchanged to maintain tree coverage and biodiversity. Mature trees keep environment cooler and pleasant to live in. Georges River Council should not consider any changes.	x			
81	"No, I do not support the proposed controls".				
82	"No, I do not support the proposed controls".				
83	Objects to the proposed changes as the natural environment will be destroyed, increase traffic and parking issues, and reduce beauty and environmental benefits.	x	x		
84	Opposes proposed changes to the existing FSPA. Requests protection of flora and fauna for future generations.	x			
85	Resident of Oatley for 34 years opposes proposed changes to FSPA. Reduction of protected areas will negatively impact biodiversity and scenic character of the area. Removal of properties from protections will increase impervious surfaces and storm water run-off, polluting waterways. Requests existing minimum lot size requirements to be retained. Proposed reduced lot sizes and increased building proportions will decrease tree cover and vegetation, adversely impacting biodiversity. Council should retain existing zoning, maintain current lot sizes, strengthen protections for biodiversity,	x		x	x

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	consider environmental values in DAs, and ensure amenity and local character of the area is maintained.				
86	"Yes, I support the proposed controls".				
87	Objects to proposal because it resembles the draft LEP 2020. Objects to any increase in development. Reducing lot sizes for dual occupancies leads to loss of trees and impacts the local character.	x		x	x
88	Requests protection of the natural environment as it is crucial for wildlife and mental health. Green spaces are essential for the community and must be protected.	x			
89	Opposes any changes to the FSPA.				
90	Opposes reducing lot size requirements to ensure trees are retained for wildlife habit, amenity and community well-being. Opposes reduction of the FSPA as it provides connectivity for existing green spaces. Requests retention of biodiversity objectives in the FSPA clause and introduce new biodiversity clause to complement existing FSPA control.	x			x
91	Grew up in Lugarno and opposes any changes to the FSPA.				
92	Believes proposed policy will result in loss of flora and fauna. Tired of participating in replanting to offset vegetation removal by new developments. Requests existing lot sizes to be retained.	x			x
93	Opposes reducing lot size requirements as it will result in a loss of trees. Suggests preserving some areas for low density housing with gardens, lawns, and mature native trees to prevent overdevelopment and contribute to combating climate change.	x	x		x
94	Objects to more density due to lack of parking in Oatley.		x		
95	"Please keep the current controls".				
96	Supports biodiversity and tree canopy protection in LGA, but opposes proposed controls that unfairly burden FSPA properties. Emphasises	x			

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	importance of street views and criticizes lack of provision for tree canopy in recent developments. Requests reconsideration of proposed restrictions and burdens on FSPA properties.				
97	Objects to reducing lot size requirements due to insufficient infrastructure. High property prices and traffic congestion is already an issue. Narrow streets with sloping sites are not ideal for increasing density. Suggests increasing density around railway stations and shopping centres for easier access to transportation and amenities.		x		x
98	"It is important for the community to retain existing neighbourhood feel".			x	
99	Requests protection of the natural environment and the existing leafy character, quietness, and wildlife.	x		x	
100	Objects to all changes to Peakhurst Heights.				
101	Requests retention of existing lot sizes to support tree canopies and local wildlife.	x			x
102	Objects to proposed changes and does not believe controls for local character, scenic character and biodiversity will lead to continued protection for the foreshore for existing residents. Believes biodiversity controls will not give the same level of protection as the FSPA. Objects to changes in lot size as this will change the character of Oatley.	x		x	x
103	Requests retention of larger lot sizes to protect biodiversity. Opposes changes to the FSPA.	x			x
104	Suggests using existing bush rock for nature strip barriers.				
105	Requests the existing FSPA be retained and introduce the UCA and biodiversity considerations as layers within the FSPA control. The Study does not address areas where more than one characteristic is exhibited. The "Garden Suburban - Traditional" character areas in Peakhurst Heights and Mortdale have the same visual attributes as other areas in the FSPA and			x	

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	therefore should be retained in the FSPA. Oatley West and northern pockets of Peakhurst should be classified as "Bush Suburban".				
106	Needs to preserve Peakhurst Heights as an "environmental sanctuary" for fauna and flora. Objects to increasing density due to lack of public transport.	x			x
107	"No, I do not support the proposed controls".				
108	"Protect our local wild life environment!!"	x			
109	New residents to Peakhurst Heights/Lugarno chose the area for its spacious, leafy, quiet, safe, clean environment. Objects to reduction of lot size requirements as it would deteriorate the streetscape, increase traffic congestion, and compromise the character of the suburb. Provides anecdote of surround streets including Park, Lorraine, Talbot, Hardwicke and Eldon Street being poorly maintained and overdeveloped. Requests the area be left in its current zoning to preserve the current character for future generations.		x		x
110	Requests new control to require dual occupancies to provide more than one on-site car parking space per dwelling. Provides anecdote of charging cords for electric vehicles being pulled across public footpaths due to insufficient on-site parking.	N/A – Additional Feedback	N/A – Additional Feedback	N/A – Additional Feedback	N/A – Additional Feedback
111	Supports biodiversity control in LEP, specifically protecting and enhancing green corridors. Trees are vital for wildlife and reducing heat island effect. Benefits include improved biodiversity, reduced energy costs, and lower carbon footprint.	x			
112	Opposes increasing housing density in the local area as this will lead to reductions of the green canopy that improves the amenity of these locations and will cause loss of corridors and habitat for wildlife.	x	x		
113	Opposes any changes to existing controls.				
114	Requests to see requirement for all dual occupancies to provide a double garage because these full-sized family homes have up to 5 bedrooms but		x		

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	only 1 garage which is not being used for parking. This is creating parking issues on the street for other neighbours.				
115	Opposes to reducing minimum lot size requirements due to concerns for the potential redevelopment and subdivision of neighbouring property, which will overlook and overshadow the submitter's dwellings. There will also be impact on local birds due to removal of trees.	x			x
116	"No, I do not support the proposed controls".				
117	Requests green character to be retained.			x	
118	Objects to proposal because it resembles the draft LEP 2020. Believes Council should not be prioritising the interests of developers after the ICAC investigation.				
119	Requests greater protection of the foreshore to protect canopy trees.	x			
120	"No, I do not support the proposed controls".				
121	A Peakhurst resident opposing the reduction of the FSPA as it will lead to higher density housing and loss of open space. The removal of trees for dual occupancies will change the existing leafy character.		x	x	
122	"Yes, I support the proposed controls".				
123	Provides general support for the proposed changes presented at the community workshop held on 27 October 2023. Compliance is crucial and achieved through education, encouragement, deterrence, and enforcement. However, the council provides insufficient resources for compliance, particularly enforcement. Provides positive feedback on Council's current Tree Compliance Officer. Vegetation destruction and unauthorised development have been observed in recent developments. More Council resources are needed to be directed towards compliance. Identifies the inadequacies of the current policies as the Georges River foreshore has been impacted by inappropriate development and destruction	x			

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	of riparian vegetation, with little evidence of improvement. Provides anecdote of mature trees being removed from a property fronting Neverfail Bay with approval from Council. The destruction of riparian vegetation reduces microhabitats for local wildlife, opens up the area for invasive species, and reduces habitat connectivity. The removal of native trees increases glare, decreases wind buffering, and allows for more sediment to flow into the Georges River, resulting in reduced viability and productivity of the river's environment. The removal of foreshore vegetation is becoming more common as people seek to improve their view or prepare for development. Current controls and fines are not effective deterrents against illegal removal or poisoning of trees. Requests revision of existing compliance strategies before making amendments to the FSPA planning controls.				
124	Opposes proposed changes due to potential negative impact on Oatley's landscape, natural beauty and wildlife habitat. Recent natural disasters have already caused significant damage, and further destruction should be avoided.	x			
125	Opposes changes to the existing FSPA extent as the FSPA control has been effective in maintaining the character and environment.	x		x	
126	Opposes proposed changes due to potential to lead to reduced tree canopy and vegetation as result of increased subdivision and development. This will harm the wider suburb's environment and should be avoided by increasing density in town centres near public transport.	x	x		x
127	Opposes reducing minimum lot size requirements.				
128	Objects to removing Lugarno from the FSPA. The area is unique with only one road in and out, inadequate water supply and parking issues. The FSPA should not be removed for developers, as it is historically significant and home to endangered species.		x		
129	Opposes any changes to the FSPA and concerned more development will turn Lugarno into a high density area.		x		

#	Submission Summary	Biodiversity	Density	Local Character	Lot Size
130	"We do not have facilities for increased density".		X		
131	Opposes the proposed reduction of the FSPA. The existing zoning objectives for the FSPA should be retained and FSPA zone controls should not be weakened. The proposed increase in residential density will result in a loss of vegetation, diminished tree canopy, increased traffic, and pollution of the Georges River.	X	X		
132	Objects to proposed changes for increasing density as it will result in more traffic, reduced privacy and the loss of trees and wildlife. More trees are needed, not less, as temperatures rise in Summer.	X	X		
133	Submission previously made on preserving natural landscape, not reducing it. Climate change effects evident, species facing extinction, lands and oceans under siege. Objects to overdevelopment in Lugarno due to inadequate roads, shopping centres, and public transport.	X	X		
134	Opposes reducing minimum lot size requirements in Oatley West. The green character of the area should be protected.			X	X
135	Objects to reduction of greenery in Lugarno and surrounding areas. The suburb's one road in/out cannot handle high-density residential development, which would cause traffic issues in reaching the M5. Reduction of lot sizes in Lugarno and the foreshore is also not supported.	X	X		X
136	Families with larger properties are being penalised for not subdividing earlier. Council needs to be fair and progressive in protecting the environment. Environmental and planning controls must have direct measures for all dwellings to promote biodiversity. Lot size does not dictate the number of trees. Green quality and equity should be across the whole LGA. Low density rules are currently too restrictive. Lot size requirements in the foreshore should be reduced to allow subdivision of land smaller than 800sqm and 900sqm.				X
137	Opposes reduction in FSPA outlined in Foreshore Scenic Character. Recent planning changes in Lugarno have greatly impacted families. Further		X		

#	Submission Summary	Biodiversity	Density	Local Character	Lot Size
	amendments will impact families in similar predicaments. Private certifiers bypass existing laws and objections fall on deaf ears. Council needs to work for the community, not developers.				
138	Objects to reducing the minimum dual occupancy lot size in Oatley West because this will devalue the area by allowing more development. Properties in Hurstville Grove only has 13m wide frontage and therefore will remain premium offerings because dual occupancies cannot be built there. Oatley West is a sanctuary because of Oatley Park and reserves, and overdevelopment will make it similar to Peakhurst, which is overcrowded with dual occupancies. Council should preserve Oatley West and reduce existing controls outside of the FSPA to increase housing.		x		x
139	The proposed planning control amendments must prioritize sustainable development to protect the foreshore and biodiversity in the context of climate change. The proposed amendments should be extended to include the eastern side of Kogarah Bay to protect the remaining biodiversity and prevent further erosion. Council should also plant trees along The Promenade and Vista Street to maintain and improve the area. The Sans Souci portion of the foreshore should not be removed from the FSPA to prevent further destruction of flora and fauna. The entire Georges River foreshore within the LGA should be retained as part of the FSPA control.	x			
140	"No, I do not support the proposed controls".				
141	"Keep the same controls and do not change".				
142	Highly values the leafy quality of the existing foreshore and requests protection of existing green corridors. Objects to reduction in lot sizes within the existing FSPA due to new developments being too large with swimming pools, granny flats and leaving no room in the backyard for tree planting. Trees have been lost due to the 10/50 Bushfire Vegetation Clearing Scheme and reducing the FSPA will lead to more loss of trees. Supports the proposed Biodiversity controls as this will improve opportunities for wildlife corridors and reduce urban heat.	x		x	x

#	Submission Summary	Biodiversity	Density	Local Character	Lot Size
143	The existing controls in the FSPA should be retained to prevent increased development of dual occupancies, maintain the area's visual character, and preserve the natural canopy of flora and fauna. The lack of infrastructure to support population growth and busy traffic are also concerns.	x	x	x	
144	Requests protection against overdevelopment. More native canopy trees should be planted instead.	x	x		
145	Objects to reducing the existing FSPA as the proposed FSPA does not contain all of the areas which are visible from the Georges River. It will also impact biodiversity through the reduction in tree diversity and coverage, which is inconsistent with the NSW Government's 'Greening our City' initiative.	x			
146	Future resident of Oatley requesting subdivision and overdevelopment to be prevented. The suburb's larger lots, tree canopy, and green spaces are attractive to potential residents.	x	x		
147	Opposes any changes to the existing FSPA.				
148	Opposes any changes to the existing FSPA.				
149	Requests the inclusion of the following streets in Oatley West within the FSPA or UCA: <ul style="list-style-type: none"> - East side of Gungah Bay Road - Myall Street - Mi Mi Street - Woronora Parade - Waratah Street The topography of the terrain allows views to the Georges River and there is also the presence of healthy mature street trees. The houses in these areas also exhibit the same character as other parts of Oatley West which have been included in the FSPA or UCA.			x	
150	Objects to increasing density in areas removed from the FSPA and removing any area from the existing FSPA. Raises issues with dividing the FSPA into 3 different areas (FSPA, UCAs and non-FSPA/UCA) as this will create different	x		x	x

#	Submission Summary	Biodiversity	Density	Local Character	Lot Size
	characters and density for the same area. For example Llewellyn Street, Oatley is proposed to have FSPA on one side and UCA on the other. Objects to environmental and biodiversity values in excluded from DA assessments.				
151	Opposes proposed changes and reducing minimum lot sizes due to negative impacts on quality, amenity, privacy, and natural environment. Advocates for development in urban corridor near Riverwood, Narwee, and Beverly Hills stations and for government regulation of high density design and planning.				x
152	"I don't agree and support".				
153	Opposes any changes to Oatley.				
154	Opposes to reducing FSPA in Oatley due to premium paid for living in Oatley, as opposed to the overdevelopment in Mortdale and Hurstville. Lack of infrastructure and overcrowding already an issue.		x		
155	"Yes, I support the proposed controls".				
156	A long-time Oatley resident expresses concern over lack of trees and birds in Penshurst retirement village. Response submitted by daughter-in-law on behalf of the resident who does not use email.	x			
157	Requests protecting the natural appeal of the area by limiting development. The current traffic situation is already problematic, and further development will make it unbearable.	x	x		
158	Maintain Oatley's natural environment and preserve the area's greenery and wildlife, and consider planting more trees and improving parkland to attract visitors and support local businesses.	x			
159	Objects to planning controls that impede basic property renovations in leafy areas near the foreshore. Over-vegetation to replace trees due to development ruins views and increases fire risk. Minimal modern architecture is unsuitable for the area.			x	
160	Opposes to any changes to the FSPA.				

#	Submission Summary	Biodiversity	Density	Local Character	Lot Size
161	Objects to proposed controls as they benefit individuals at the expense of the community and weaken existing development application controls. This may result in inappropriate and incongruous buildings, loss of vegetation and reduction of general amenity.	x		x	
162	Objects to reduction in FSPA because the FSPA provides a low density buffer zone around creek lines and waterways to maximise infiltration rather than having more stormwater run-off. Requests greater measures to protect biodiversity and tree canopy in light of the GRC's 40% tree canopy target. Identifies the need for canopy cover to come from the non-bushland areas, including low and medium density, which could be under most threat when lot sizes are reduced and increased development occurs. Requests retention of existing minimum lot size requirements and increase the minimum landscaped area requirement to 30% across the FSPA to help protect biodiversity.	x			x
163	Addresses the newly extended section of the FSPA in Connells Point, especially the increase of minimum subdivision lot size from 450sqm to 700sqm. Identifies that issues with overdevelopment is not solely cause by insufficient lot size, rather other controls including FSR, setback, height and landscaping controls also affect the development outcome (provides anecdote of overdevelopment on properties with existing minimum lot size of 700sqm). Objects to the proposed changes as the submitter's property will no longer be able to be subdivided and therefore reduce development potential. Proposes minimum lot size controls are increased to 550sqm as 450sqm is too small to provide sufficient space for tree planting. Questions the application of the Foreshore Study's methodology as the Kyle Bay ridgetops are similarly tree-lined but has not been included within the proposed FSPA. Objects to the proposed biodiversity controls because the terrestrial biodiversity mapping is inaccurate. Provides photographic evidence of	x			x

#	Submission Summary	Biodiversity	Density	Local Character	Lot Size
	locations on Queens Road where vegetation is not present despite inclusion within the terrestrial biodiversity mapping.				
164	Objects to reducing minimum lot size requirements.				x
165	Objects to more dwellings as this will reduce tree canopy in Oatley, which is already experiencing significant development. It is important to preserve some aspects of a village environment.			x	
166	Opposes any changes to the FSPA.				
167	Objects to reducing minimum lot size requirements.				x
168	Oppose proposed reduction in minimum lot size on Jindabyne Crescent, Lugarno as more development will lead to increased traffic and loss of vegetation. Concerns over construction of larger houses and dual occupancies in the area and potential decrease in property value. The Foreshore Study did not consider unique nature of area. Strongly opposed to changes around Gannons Park.		x		x
169	Objects to proposed changes because they weaken the protection of trees and biodiversity in the FSPA. Trees and vegetation are crucial for a healthy river and must be maintained for their leafy leafy character.	x		x	
170	Opposes any changes to the FSPA.				
171	Objects to any increase in development.				
172	Opposes any increase in housing in Lugarno due to traffic congestion during peak times between Old Forest and Belmore Road. The shopping area at Chivers Hill has limited parking and cannot accommodate an increase in shoppers. The community rejected the proposed changes by LEP 2020 and the Council should respect their wishes.		x		
173	Objects to any increase in development.				
174	Objects to proposed changes as the existing FSPA protects the unique character and biodiversity of the area. The proposed changes to remove over	x	x	x	

#	Submission Summary	Biodiversity	Density	Local Character	Lot Size
	3,300 lots from the FSPA and implement separate controls for character and biodiversity will damage the symbiotic relationship between local character and natural biodiversity. Environmental damage has already occurred in suburbs such as Hurstville Grove, Connells Point, Kyle Bay, and Blakehurst, and the proposed changes may cause further damage in suburbs such as Oatley, Mortdale, Peakhurst, and Lugarno.				
175	Objects to reducing minimum lot size requirements in Lugarno.				
176	"No, I do not support the proposed controls".				
177	Objects to proposed controls due to concerns about the impact on Oatley's leafy streets. Reducing lot size controls will result in larger houses with fewer green spaces and trees, affecting the streetscape. Analysis of the potential impact of increased development should be included in the study, based on existing trends in comparable areas.		X	X	X
178	Opposes reduction in minimum lot size for dual occupancies due to negative impact on traffic, density, infrastructure and Oatley's character.			X	X
179	Opposes reduction in minimum lot size for dual occupancies due to negative impacts on Oatley because existing streets are already congested and new developments do not provide enough off-street parking. Trees are often removed during builds without adequate replacement monitoring. Council struggles with road infrastructure and increasing cars will worsen the situation. Council should prioritise serving the local community over meeting the housing targets of the NSW Government. Oatley's unique leafy nature should be preserved.		X	X	X
180	Objects to the proposed changes to the FSPA and provides the following recommendations: 1) Retain existing objectives for the FSPA within the LEP. 2) Retain all considerations within Clause 6.6 of the LEP. 3) Retain existing lot size requirements to protect biodiversity. Identifies the need for canopy cover to come from the non-bushland areas, including low and medium density, which could be under most threat when lot sizes are	X	X	X	X

#	Submission Summary	Biodiversity	Density	Local Character	Lot Size
	<p>reduced and increased development occurs.</p> <p>4) Increase minimum landscaping requirements to 30% for all development within the FSPA.</p> <p>5) Biodiversity study should include more urban and developed areas.</p> <p>6) Introduce new local character clauses and statements in the LEP.</p> <p>7) Introduce green corridor and areas to improve tree canopy coverage in the DCP.</p>				
181	Requests provision of public access to river front areas, such as the Lugarno Marina and Boarwalk. Quality developments such as dual occupancies, townhouses, and apartments with a commercial/residential mix should be encouraged in existing shopping areas, for example the Lugarno and Peakhurst village shopping areas. The minimum lot size for dual occupancies should be reduced to 800sqm in the FSPA to encourage consolidation of big blocks and small scale developments.				x
182	Requests protection of trees and to plant more trees in Lugarno to create green corridors for wildlife. Fully supports proposed biodiversity controls. Strongly opposed to proposal of weakening protection laws for local flora and fauna.	x			
183	Opposes proposed changes, requests protection of environment.	x			
184	Opposes reducing minimum lot size requirements.				
185	"I support some aspects but want to see changes made".				
186	Proposed controls are difficult to interpret and lack accessibility. Recommend resubmission for community feedback with clear communication. Opposes changes that will decrease trees and green areas due to risks to nature, flooding, and heat exposure.	x			
187	Objects to reduction of the FSPA.				
188	Objects to reduction of the FSPA.				

#	Submission Summary	Biodiversity	Density	Local Character	Lot Size
189	Overdevelopment of Peakhurst is causing traffic congestion and limited street parking. Additional housing will exacerbate these issues, posing a risk to pedestrian safety, particularly children walking to and from schools and Gannons park.		X		
190	Opposes reducing minimum lot size requirements.				
191	Objects to the proposed controls and provides the following recommendations: 1) Retain existing FSPA areas in Oatley West, Mortdale, Peakhurst, Peakhurst Heights, and Lugarno because the FSPA provides a low density buffer zone around creek lines and waterways to maximise infiltration rather than having more stormwater run-off. 2) Retain existing objectives for the FSPA within the LEP. 3) Retain all considerations within Clause 6.6 of the LEP. 4) Retain existing lot size requirements and increase minimum landscaping requirements to 30% for all development within the FSPA. 5) Biodiversity study should include more urban and developed areas. 6) Introduce new local character clauses and statements in the LEP. 7) Introduce green corridor and areas to improve tree canopy coverage in the DCP.	X	X	X	X
192	"Yes, I support the proposed controls".				
193	Provides literature by Jiang, Larsen and Sullivan (2020) to support the physical and mental health benefits of tree canopy cover in neighbourhoods. Objects to the proposed changes to the FSPA for the following reasons: 1. Scenic refers to the natural environment and the proposed controls will weaken its protection. 2. The Biodiversity Study was limited to a desktop assessment with limited field surveys, and did not capture all of the species present in the LGA. Recommends using the Birdlife Australia website "Birdata". provides personal account of recording over 100 species in more than 30 years in Hurstville Grove. 3. Retain all considerations within Clause 6.6 of the LEP.	X	X	X	X

#	Submission Summary	Biodiversity	Density	Local Character	Lot Size
	<p>4. Retain existing lot size requirements to protect tree canopy.</p> <p>5. Increase minimum landscaping requirements to 30% for all development within the FSPA.</p> <p>6. Introduce new local character clauses and statements in the LEP to complement existing FSPA control.</p> <p>7. Prohibite dual occpancies within the FSPA due to their overdeveloped nature - they are mostly hardscaping with little to no landscaping leading to increased stormwater run-off.</p>				
194	Opposes increased density due to decreased vegetation, loss of leafy character, increased traffic and pressure on infrastructure unwanted.		X	X	
195	Opposes proposed changes to FSPA due to overdevelopment and the need to protect natural green areas for flora and fauna.	X	X		
196	Opposes reduction of lot size requirements for new lots or dual occupancies. Larger lot sizes should be maintained to preserve biodiversity.	X			X
197	Opposes reduction of lot size requirements for new lots or dual occupancies. Overdeveloped blocks with no green spaces or plantings should be avoided. Recent developments have made Oatley less attractive.		X	X	X
198	Opposes proposed changes to FSPA because this is the best way to protect the Georges River. Requests Council to protect natural beauty of Georges River Foreshore. Proposed changes benefit only developers.		X		
199	Opposes proposed changes to FSPA due to overdevelopment and the need to protect natural green areas for flora and fauna. Council has a responsibility to preserve as many trees and wildlife habitats as possible on public and private lands.	X	X		
200	The proposed change to FSPA into Biodiversity & Buffer zones would exclude properties eligible for Complying Development. Council is under-resourced and taking 2+ months to accept DA submissions. CDC was introduced to reduce the load on Council. Opposes proposed changes due to further delays to the DA system.				

#	Submission Summary	Biodiversity	Density	Local Character	Lot Size
201	No, I do not support the proposed controls				
202	No, I do not support the proposed controls				
203	"Yes I support proposed changes to the areas being considered".				
204	Opposes changes to the existing FSPA.				
205	Objects to any weakening of environmental protection for the foreshore and bushland. Preserving the area is crucial, and cutting down trees and building more houses is not acceptable. Higher density can be created in other areas. Continuous bushland in the foreshore is vital for habitat. Save Glenlee from developers.	x			
206	Requests controls to protect the Oatley foreshore's biodiversity and unique character. Retain larger lot sizes and do not reduce FSPA.	x		x	x
207	Opposes any changes to the existing FSPA in the former Hurstville LGA to ensure green spaces, biodiversity and landscaping for habitats are retained. Trees have been lost through redevelopment and dual occupancies are creating more hard surfaces. Increased development also causes more cars parked on the street and makes it dangerous for residents.	x	x		
208	Requests removal of properties on Johnstone Street and Clarke Street, Peakhurst from the existing FSPA. Requests reducing lot size requirements to match other councils and permit taller buildings for these properties.				x
209	Requests to remain within the existing FSPA. Dairy Creek has been impacted by overdevelopment upstream and this will be exacerbated by reducing the FSPA. Recent developments have caused a reduction of trees and native fauna in the Oatley area. Council should not change FSPA area to benefit developers at the expense of residents.	x	x		
210	Opposes reducing minimum lot size requirements.				x
211	Opposes reducing minimum lot size requirements.				x

#	Submission Summary	Biodiversity	Density	Local Character	Lot Size
212	Opposes reducing minimum lot size requirements so tree canopy can be retained.				x
213	Objects to changes to the existing FSPA, but supports the addition of UCA and biodiversity considerations within the FSPA. There are deficiencies in the Foreshore Study because it does not give classifications to areas that contain biodiversity. Acknowledges additional controls are needed to protect UCAs and Terrestrial Biodiversity on top of the FSPA controls. The Study does not address areas where more than one characteristic is exhibited. The "Garden Suburban - Traditional" character areas in Peakhurst Heights and Mortdale have the same visual attributes as other areas in the FSPA and therefore should be retained in the FSPA. Oatley West and northern pockets of Peakhurst should be classified as "Bush Suburban". Concerned about having separate layers leading to weaker protection.	x		x	
214	Request for existing quiet neighbourhood character to be retained.			x	
215	Opposes reducing minimum lot size requirements.				x
216	Objects to any increase in density due to amenity impacts caused by more residents.		x		
217	Objects to any increase in density due to safety impacts caused by more residents.		x		
218	Opposes reducing minimum lot size requirements.				x
219	Objects to reducing the FSPA in light of the current climate of biodiversity loss. Preserving natural aspects of life is crucial, and increasing human population will only further eliminate remaining nature. Wishes to retain natural look and feel of area.	x		x	
220	Objects to proposed changes as the new controls are strict, vague and not in the best interest of residents. Punishing owners in the FSPA will lead to excessive development and loss of canopy. These changes do not lead to better protection of fauna and flora.	x			

Submissions via Council's email

Reference No.	Submission Summary	Biodiversity	Density	Local Character	Lot Size
D22/234920 D22/265084	Two submissions were made by this submitter: - The first submission emphasised the need to protect the area from overdevelopment and preserve its unique flora and fauna. - The second submission objected to decreasing lot sizes and modification of parklands, stating that it would destroy the ambiance of the area and reduce the areas where stormwater run-off could be absorbed in the ground.	x	x		
D22/241868	The Foreshore Study does not reference the <i>Foreshore Access and Improvement Plan</i> or does it mention wildlife and its protection despite the emphasis on vegetation and corridors. The categorisation of houses as "Contemporary" is misleading because houses built in the 1950s has also been included in this category.			x	
D22/242552	The ecosystems of most estuaries in NSW are threatened by siltation due to the removal of foreshore vegetation. This erosion leads to the accumulation of eroded materials in the estuaries, adversely impacting navigation, seagrass areas, and biodiversity. Foreshore vegetation destruction also negatively affects riparian wildlife, and efforts should be made to protect these areas with effective measures.	x			
D22/247663 D23/75250	Attended the in-person workshop and found information provided was inadequate as there was no detailed map showing which streets will be affected by proposed changes. Opposes all proposed changes and believes residents should be informed of them through a letter to assess the impact of proposed changes on their property values. Does not wish to live in high density areas with no trees, and traffic and parking become more problematic, and argues that it is immoral to allow developers to profit at the expense of existing residents.		x		

Reference No.	Submission Summary	Biodiversity	Density	Local Character	Lot Size
D22/249863	<p>Provides the following recommendations:</p> <ol style="list-style-type: none"> 1. Terrestrial Biodiversity - the 40m buffer zone should be expanded to 100m. 2. Green Corridor - primarily covers public land and foreshore in Oatley East and forms a ring instead of a corridor. It should be changed to the UCA in Fact Sheet 6. 3. FSPA - should be extended to Rosa Street and Herbert Street as these can be seen from Oatley Bay. 4. UCA - supports including of Oatley East in the UCA and increasing minimum lot size requirements as this will protect existing biodiversity and support large trees. <p>Provides aerial and photographic evidence of recent reductions in tree canopy in the local area and the current fauna observed on the submitter's property.</p>	x			x
D22/254508	<p>Strongly disagrees with reducing lot sizes of land near the Georges River. Protecting the native flora and fauna outweighs creating more land parcels, and reducing lot sizes leads to habitat destruction.</p>	x			x
D22/258322	<p>Objects to removing areas of Oatley from the FSPA, the diminution of biodiversity controls, and changes to lot sizes and local character. The FSPA acts as a buffer between densely populated urban areas and the natural bushland. The proposal to remove land from the FSPA, reduce biodiversity controls, and change lot sizes is seen as diminishing the amenity and value of the area and reducing its character values. Argues that the proposed changes make no attempt to manage existing ecosystems as a whole and can be considered window dressing, and that Council has given no meaningful explanation for revisiting the extent of the FSPA after the failed proposal in draft LEP 2020. Expresses the view that council rates could have been better spent enhancing the LGA rather than revisiting a decision that had already been made.</p>	x		x	x

Reference No.	Submission Summary	Biodiversity	Density	Local Character	Lot Size
D22/259782 D23/70692	<p>Objects to the proposed changes to the FSPA and provides the following recommendations:</p> <ol style="list-style-type: none"> 1) Retain existing FSPA areas in Oatley West, Mortdale, Peakhurst, Peakhurst Heights, and Lugarno because the FSPA provides a low density buffer zone around creek lines and waterways to maximise infiltration rather than having more stormwater run-off. 2) Retain existing objectives for the FSPA within the LEP. 3) Retain all considerations within Clause 6.6 of the LEP. 4) Retain existing lot size requirements to protect biodiversity. Identifies the need for canopy cover to come from the non-bushland areas, including low and medium density, which could be under most threat when lot sizes are reduced and increased development occurs. 5) Increase minimum landscaping requirements to 30% for all development within the FSPA. 6) Biodiversity study should include more urban and developed areas. 7) Introduce new local character clauses and statements in the LEP. 8) Introduce green corridor and areas to improve tree canopy coverage in the DCP. <p>Additional submission provides the following comments:</p> <ul style="list-style-type: none"> - FSPA should be changes to Foreshore Protection Area - Biodiversity corridor should also apply to private property - Provides anecdote of 7 lizard and 2 frog species being observed at the submitter's property while the dual occupancy next door is largely covered by impermeable surfaces which contribute to urban heat. - Dense development also increased stormwater run-off and pollutes the waterways. - Provides literature example by Professor D Hochuli regarding the importance of protecting urban ecosystems like Sydney's remnant vegetation communities. 	X	X	X	X

Reference No.	Submission Summary	Biodiversity	Density	Local Character	Lot Size
	Supports the submission made by D23/60378.				
D22/260873 D22/261966	Opposes higher density development in the Oatley foreshore area, citing potential harm to wildlife and the environment. Believes Council is biased towards their own proposals and do not comply with community objections.		x		
D22/260951	Opposes any changes to the existing FSPA control.				
D22/260964	Believes the hiring of consultants to alter the FSPA is to ignore the wishes of rate payers. The funds should be used to minimise the problems caused by private certifiers instead of wasting money on proposed changes.				
D22/260989	The author is concerned about the trend of building numerous duplexes and reducing lot sizes in their area. They believe this will lead to overcrowding and a lack of parking in shopping centres. They are calling on their local council and MPs to protect the area and preserve its peaceful character for future generations.		x	x	x
D22/261580	<p>Objects to the proposed changes to the FSPA and provides the following recommendations:</p> <ol style="list-style-type: none"> 1) Retain existing FSPA areas in Oatley West, Mortdale, Peakhurst, Peakhurst Heights, and Lugarno because the FSPA provides a low density buffer zone around creek lines and waterways to maximise infiltration rather than having more stormwater run-off. 2) Retain existing objectives for the FSPA within the LEP. 3) Retain existing lot size requirements to protect biodiversity. 4) Retain all considerations within Clause 6.6 of the LEP. 5) Retain existing lot size requirements for existing FSPA properties. <p>Increase minimum landscaping requirements to 30% for all development within the FSPA.</p> <p>Requests wildlife habitats be increased and for Council to stop</p>	x			x

Reference No.	Submission Summary	Biodiversity	Density	Local Character	Lot Size
	approving developments which negatively impact wildlife. Requests creation of green corridors for existing and future habitat connectivity corridors and to continually improve the tree canopy coverage. Provides anecdote of fauna observed on the submitter's property.				
D22/261587	Unhappy with the Council's implementation of changes without proper consultation as similar proposals to reduce the FSPA was already proposed 2 years ago. Strongly oppose any changes to the FSPA. Dissatisfied with the Council's neglect of Lime Kiln Bay and attempts to remove Mortdale Heights from the FSPA.				
D22/261603	Opposes loss of vegetation, more houses, increased traffic and pollution.	x	x		
D22/262025	Strongly objects to the neighbourhood being removed from the FSPA because the "Garden Suburban" classification did not come from community feedback.			x	
D22/262864	Opposes reducing minimum lot size requirements. Supports stronger DCP controls to combat unauthorised predevelopment works.				x
D22/262905	Objects to any changes to the FSPA as it will lead to increased density, loss of vegetation and wildlife, increased traffic and congestion, and decreased property value. Argues that the changes will weaken the LEP and overlook the natural beauty of the Lugarno area, and express concern about the impact on the already polluted Georges River.	x	x	x	
D22/263257 D22/272674	Opposes any changes to the existing FSPA control for the following reasons: - Reduction of lot sizes will lead to less tree canopy. - Retain existing lot size requirements for existing FSPA properties. Increase minimum landscaping requirements to 30% for all development within the FSPA. - Larger FSPA allows more rainwater infiltration.	x		x	x

Reference No.	Submission Summary	Biodiversity	Density	Local Character	Lot Size
	<ul style="list-style-type: none"> - Biodiversity Study did not take into consideration private properties. Homeowners with more than 30% landscape area are able to provide garden environments for wildlife. Provides anecdote of noticing less insects in bushlands compared to private gardens through experience as a Bushcare Volunteer. - Retain existing objectives for the FSPA within the LEP. - Retain all considerations within Clause 6.6 of the LEP. - Introduce new local character clauses and statements in the LEP to complement the FSPA. - Introduce green corridor and areas to improve tree canopy coverage in the DCP. 				
D22/263260	Objects to reducing the FSPA in Oatley West. Concerned about the reduction in tree canopy and the potential for increased traffic and reduced amenity with further development. Oatley West should be protected from further development.		x		
D22/263295	<p>Opposes the reduction of the FSPA and oppose the substitution with UCAs. This will result in increased density, less vegetation, poor amenity, increased traffic and congestion, increased pressure on existing infrastructure and loss of leafy character.</p> <p>Requests the following:</p> <ul style="list-style-type: none"> - Retain existing FSPA areas in Oatley West, Mortdale, Peakhurst, Peakhurst Heights, and Lugarno because the FSPA provides a low density buffer zone around creek lines and waterways to maximise infiltration rather than having more stormwater run-off. - Retain existing objectives for the FSPA within the LEP. - Retain all considerations within Clause 6.6 of the LEP. - Retain existing lot size requirements to protect biodiversity. <p>Identifies the need for canopy cover to come from the non-bushland areas, including low and medium density, which could be under most threat when lot sizes are reduced and increased development occurs.</p>	x	x	x	x

Reference No.	Submission Summary	Biodiversity	Density	Local Character	Lot Size
	<ul style="list-style-type: none"> - Retain existing lot size requirements for existing FSPA properties. Increase minimum landscaping requirements to 30% for all development within the FSPA. - Manage the impacts of climate change. - Protect the amenity of existing residents which are already under threat due to existing controls. <p>Provides photographic evidence of the tree canopy at Marine Drive, Oatley as seen from Oatley Park dated 2020. Identifies some mature trees have been removed with Council's permission.</p>				
D22/263408	Strongly objects to the reduction of the FSPA in Oatley West, Peakhurst, Peakhurst Heights, and Lugarno, as it would result in increased density, loss of vegetation, diminished tree canopy, and decreased property value. Votes in favor of retaining larger lot sizes to protect biodiversity. The proposal removes their property from the FSPA despite being able to see the river from their backyard.	x			x
D22/263858	Retain larger lot sizes to protect biodiversity.	x			x
D22/264804	Submitter has lived in Lugarno for 60 years and has noticed a decrease in tree cover. Oppose smaller lot sizes and any reduction of the FSPA as it would further reduce tree cover. Protect the remaining natural foreshore and the river itself.	x			x
D22/264839	Opposes all changes recommended by the Foreshore Study due to belief that Council is pushing its own agenda without adequate consultation. Concerned about traffic and evacuation in the local area, overcrowding caused by increased density, and the potential loss of trees and green spaces.		x		
D22/264913	Concerned about proposed changes to the FSPA, citing previous attempts to exclude Oatley West from the FSPA and the negative effects of recent development and increased traffic. Changes should	x	x	x	

Reference No.	Submission Summary	Biodiversity	Density	Local Character	Lot Size
	only be made to strengthen the environment, biodiversity, existing character and amenity.				
D22/265397	Provides anecdote of residents in Oatley West, Mortdale and Peakhurst Heights finding it increasingly difficult to navigate their narrow, densely packed streets due to recent developments. The area is becoming too densely populated and residents are calling for a stop to further development. A new bridge across the river is needed before any further development is considered.		x		
D22/265474	Proposes protecting the vegetated areas in the FSPA and 'Garden Suburban-Naturalistic' areas from future development along the Georges River. Suggests creating 'Environmental Conservation Areas' covering both areas with suitable restrictions on building, excavation, and vegetation clearing, similar to Heritage Conservation Areas. Also calls for the conservation of all remnant natural topography and vegetation along the river, including privately owned property, to preserve connectivity corridors for wildlife and prevent future drainage and waterflow problems.	x			
D22/266018	Votes to retain existing lot sizes to protect biodiversity.	x			x
D22/266109 D23/73897	Opposes the proposed changes to the FSPA due to belief that the proposal will favour developers. Objects to higher density living as it would result in the loss of trees, privacy, and parking. More traffic will also cause safety issues for pedestrians and cyclists. Appreciates having a backyard and this was highly valued during the pandemic. Questions whose interests Council is representing.		x		
D22/266111	Opposes the proposed changes to the FSPA. Argues that building houses closer together will result in the loss of privacy, shade, and environmental benefits provided by trees. Additionally, believes the changes will lead to more traffic, less parking, and increased noise, and will take away the cherished backyard space that people have come to value during the pandemic.		x		

Reference No.	Submission Summary	Biodiversity	Density	Local Character	Lot Size
D22/266112 D23/73896	Opposes the proposed changes to the FSPA. Argues that building houses closer together will result in the loss of privacy, shade, and environmental benefits provided by trees. Additionally, believes the changes will lead to more traffic, less parking, and increased noise, and will take away the cherished backyard space that people have come to value during the pandemic.				
D22/266128	Opposes the proposed changes to the FSPA and the reduction of lot size requirements as it will result in the removal of many trees, loss of environmental benefits and amenity, and increased population density leading to issues such as traffic, noise, and limited infrastructure.		x		x
D22/266130	Objects to the proposed changes to the FSPA and increasing the density of houses in the area. This will result in the loss of trees, affecting the microclimate and reducing liveability. The removal of trees will have a direct negative impact on residents living downslope, and the loss of birds and other native animals will lead to a reduction in property values. The liveability of an area is directly related to the mature tree canopy, biodiversity, and overall amenity provided by the natural environment.	x	x		
D22/266197	Objects to the proposed changes to the FSPA due to the loss of vegetation, trees, and the leafy character of the area. The increased density of houses will lead to increased traffic, congestion, noise, and less street parking, causing pressure on infrastructure and river and creek pollution. Has lived in Lugarno for over 40 years and enjoys the wildlife and birds in the area.	x	x		
D22/266216	Objects to removing lots from the existing FSPA and votes to retain larger lot sizes.				x
D22/266219 D22/266223	Objects to reducing lot sizes in Oatley West, Mortdale, Peakhurst, Peakhurst Heights and Lugarno.				x

Reference No.	Submission Summary	Biodiversity	Density	Local Character	Lot Size
D22/266225	Objects to any changes which will reduce protection for biodiversity, local character, and scenic qualities of the Georges River. Private property plays a role in maintaining biodiversity and that rezoning areas from lower to higher density housing could reduce tree canopy cover. Requests stronger protection for biodiversity, encourage tree planting, and controls to ensure local character is preserved through development.	x			
D22/266226	Objects to reducing the FSPA in Oatley. Believes Oatley is a beautiful place to live and raise children due to the protection of biodiversity. The environment and the current community's wellbeing should be prioritised.	x			
D22/266228	Submission is in response to the Addendum to the Foreshore Study. The Addendum expanded the recommended FSPA after considering additional comments from Dr Sharyn Cullis and Alan Shedden. Concerned there are other areas which should also be included in the recommended FSPA, including the southern ends of Woronora Parade, Mi Mi Street and Myall Street as they are visible from Gungah Bay. The present FSPA should remain to prevent the negative impact of rezoning, including the loss of tree cover and increased sediment flow into the waterways.	N/A – Additional Feedback	N/A – Additional Feedback	N/A – Additional Feedback	N/A – Additional Feedback
D22/266229	Opposes changes to the foreshore area.				
D22/266231	Concerned about potential changes to the FSPA, specifically the increase in hard surfaces that could lead to water runoff and flooding. Already experienced damage to their property due to civil works undertaken by their neighbors. Drainage should be considered before dual occupancy developments are approved.				
D22/266232	Opposes reductions to the areas covered by FSPA in Oatley, Mortdale, Peakhurst, Peakhurst Heights, and Lugarno. The remnant bushlands in these areas provide habitat for many native species		x		x

Reference No.	Submission Summary	Biodiversity	Density	Local Character	Lot Size
	and act as buffer zones around creek lines and waterways. Opposes reducing lot sizes further as more duplexes are taking the place of single dwellings.				
D22/266235	Strongly objected to the proposed changes to the FSPA, citing the harmful effects it will have on the local environment in Oatley West. The changes will create more developments, resulting in reduced tree coverage and habitats for local wildlife, as well as increased pressure on infrastructure such as the sewerage and parking systems. Also expresses concern about the lack of provision for open space and sporting fields for the increased population.	x	x		
D22/266245	Opposes the proposed changes to the FSPA as building houses closer together will result in the loss of trees, privacy, and environmental benefits. Concerned about increased traffic, reduced parking, and noise, as well as the disappearance of private backyards.		x		
D22/266248	Opposes the reduction of the FSPA in Oatley due to the protection it is provided. Argues that increased density would lead to the destruction of vegetation, further pressure on road systems and parking areas, along with more social problems from densely populated living. Oatley is valued for its bushland, lower densities with mainly single dwellings, and good transport links.		x		
D22/266433	Strongly objects to the proposed changes to the FSPA, believing it will increase density, traffic congestion and put pressure on infrastructure. Argues these changes will negatively impact the environment and reduce the amenity of suburbs, ultimately lowering property values.		x		
D22/266436	Objects to the rezoning of the foreshore area due to the following reasons: 1. Increased traffic. 2. Less on-street parking available.	x	x	x	x

Reference No.	Submission Summary	Biodiversity	Density	Local Character	Lot Size
	<p>3. More vehicles parked on narrow streets causing safety issues.</p> <p>4. Less green space will be provided if lots become smaller.</p> <p>5. New dwellings are at least 2 storeys which causes more overshadowing.</p> <p>6. Less privacy for residents.</p> <p>7. Loss of habitat for existing flora and fauna. Provides anecdote of species observed on the submitter's property.</p> <p>8. Places additional pressure on public open space due to small yard sizes.</p> <p>9. Overcrowding causing neighbour disputes.</p> <p>10. Increased stormwater run-off. The current FSPA provides a low density buffer zone around creeks and waterways.</p> <p>11. Existing sewer system requires upgrading.</p> <p>12. Leafy character will be lost as smaller lots mean fewer trees.</p> <p>13. Decrease in property value.</p> <p>14. Local character of Oatley, Lugarno, Hurstville Grove, Peakhurst and Riverwood will be changed as more people move into the area.</p> <p>15. Requests FSPA suburbs to retain their character by implementing UCA in the LEP to complement the existing FSPA.</p>				
D22/266971	Strongly objects to any changes to the FSPA. Bought the home 67 years ago with the belief density will never increase.		x		
D22/266976 D23/74998	Objects to the proposed changes to the FSPA due to resemblance to the proposal in 2020. Frustrated that Council is continuing to undermine the Peakhurst Ward. Argues the changes will benefit developers and worsen existing infrastructure issues. Open to redevelopment if it improves the local amenity, but believes that past developments have failed to do so.		x		
D22/268553	Opposes the proposed change to the FSPA as it would allow for more dual occupancies to be built and will benefit developers. The writer chose to purchase their home in Oatley due to the area being under the FSPA. More development would cause difficulties with		x		

Reference No.	Submission Summary	Biodiversity	Density	Local Character	Lot Size
	accessing narrow streets and increased parked cars. Any development in Oatley should be required to either widen the street or supply extra street parking.				
D22/268554	Opposes any reductions to minimum lot size requirements for dual occupancies and requests the FSPA to remain unchanged. Concerned about increased traffic and reduced street parking.		x		x
D22/268556	Opposes any changes to the FSPA in Oatley. Reducing the lot size requirements for dual occupancies will lead to the loss of garden space, destruction of existing flora, and loss of Oatley's status as a sanctuary for mature trees and native wildlife. Additionally, the increased size of homes will result in extra vehicles parked in narrow streets and the loss of the tree canopy will require air conditioning resulting in greater carbon emissions. Lastly, the existing infrastructure cannot cope, and this proposal would increase pollution to the creeks and Georges River which is unacceptable to local residents.	x	x		x
D22/268558	Objects to any changes to the FSPA because the proposal resemble the changes proposed in 2020. The FSPA should be protected for fauna, flora and humans. Density should not be increased in Oatley.	x	x	x	
D22/268661	Objects to the proposed changes to the FSPA and provides the following recommendations: 1) Retain existing FSPA areas in Oatley West, Mortdale, Peakhurst, Peakhurst Heights, and Lugarno because the FSPA provides a low density buffer zone around creek lines and waterways to maximise infiltration rather than having more stormwater run-off. 2) Retain existing objectives for the FSPA within the LEP. 3) Retain all considerations within Clause 6.6 of the LEP. 4) Retain existing lot size requirements to protect biodiversity. Identifies the need for canopy cover to come from the non-bushland areas, including low and medium density, which could be under most threat when lot sizes are reduced and increased development	x	x	x	x

Reference No.	Submission Summary	Biodiversity	Density	Local Character	Lot Size
	<p>occurs.</p> <p>5) Increase minimum landscaping requirements to 30% for all development within the FSPA.</p> <p>6) Biodiversity study should include more urban and developed areas.</p> <p>7) Introduce new local character clauses and statements in the LEP.</p> <p>8) Introduce green corridor and areas to improve tree canopy coverage in the DCP.</p> <p>Believes changing the FSPA will lead to more density in the future. Objects to any attempt to turn Oatley West into Oatley East. Identifies the Mayor and Deputy Mayor need the support of the GRRRP who are able to drive back development. Believes any Peakhurst Ward Councillor who votes in favour of the changes will not be re-elected. Suggests the community webinar was deliberately held on the same evening as the Federal Budget to minimise community interest.</p>				
D22/268711 D23/74079	<p>Objects to the proposed changes to the FSPA and provides the following recommendations:</p> <p>1) Retain existing FSPA areas in Oatley West, Mortdale, Peakhurst, Peakhurst Heights, and Lugarno because the FSPA provides a low density buffer zone around creek lines and waterways to maximise infiltration rather than having more stormwater run-off.</p> <p>2) Retain existing objectives for the FSPA within the LEP.</p> <p>3) Retain all considerations within Clause 6.6 of the LEP.</p> <p>4) Retain existing lot size requirements to protect biodiversity. Identifies the need for canopy cover to come from the non-bushland areas, including low and medium density, which could be under most threat when lot sizes are reduced and increased development occurs.</p> <p>5) Increase minimum landscaping requirements to 30% for all development within the FSPA.</p>	x		x	x

Reference No.	Submission Summary	Biodiversity	Density	Local Character	Lot Size
	<p>6) Biodiversity study should include more urban and developed areas.</p> <p>7) Introduce new local character clauses and statements in the LEP.</p> <p>8) Introduce green corridor and areas to improve tree canopy coverage in the DCP.</p>				
D22/269023	<p>Requests consideration of the impact of reducing lot sizes to 400sqm, especially in terms of visual character. Disagrees with the methodology used by the Foreshore Study in determining what can be seen from the Georges River. Identifies that the foreshore view goes up to Yarran Road and the whole peninsula from Gungah Bay and Jew Fish Bay. Reducing lot sizes will lead to wall-to-wall houses and changes the scenic character of the River.</p>			X	X
D22/269155	<p>Objects to the proposed changes to the FSPA and provides the following recommendations:</p> <p>1) Retain existing FSPA areas in Oatley West, Mortdale, Peakhurst, Peakhurst Heights, and Lugarno because the FSPA provides a low density buffer zone around creek lines and waterways to maximise infiltration rather than having more stormwater run-off.</p> <p>2) Retain existing objectives for the FSPA within the LEP.</p> <p>3) Retain all considerations within Clause 6.6 of the LEP.</p> <p>4) Retain existing lot size requirements to protect biodiversity. Identifies the need for canopy cover to come from the non-bushland areas, including low and medium density, which could be under most threat when lot sizes are reduced and increased development occurs.</p> <p>5) Increase minimum landscaping requirements to 30% for all development within the FSPA.</p> <p>6) Biodiversity study should include more urban and developed areas.</p> <p>7) Introduce new local character clauses and statements in the LEP.</p>	X		X	X

Reference No.	Submission Summary	Biodiversity	Density	Local Character	Lot Size
	8) Introduce green corridor and areas to improve tree canopy coverage in the DCP.				
D22/269274	Opposes the proposed changes to the FSPA, citing the deterioration of the area due to increased construction of villas and unit homes. Further reducing block size will only worsen this situation and lead to the loss of gardens, trees, and animals. Concerned that the protection of foreshore areas may be removed for the purpose of selling waterfront properties.		X		X
D22/269280	Opposes reduction of the FSPA in Oatley West, Mortdale, Peakhurst, Peakhurst Heights and Lugarno. Requests protection of leafy character and these areas provide a lot density buffer zone around existing waterways. Reducing the FSPA will impact biodiversity as it will lead to increased density with smaller gardens, fewer trees, increased traffic congestion and pressure on the infrastructure.	X	X	X	
D22/269288	Opposes changes to the FSPA as it will lead to smaller lot sizes, increased density with smaller gardens, fewer trees, increased traffic congestion and pressure on the infrastructure.	X	X	X	
D22/270003	Vote to retain existing lot sizes to protect biodiversity. along the bay and the riverfront.				X
D22/270072	Objects to proposed changes due to detrimental impacts.				
D22/271842	Opposes the proposed changes to the FSPA, citing negative environmental effects from substantial tree removal and loss of shade, aesthetics, and air quality. Additionally, the changes will result in higher density housing, lower home value, increased traffic, and reduce on-street parking.		X		
D22/273551	Objects to the proposed changes to the FSPA due to impacts of recent DAs. Provides anecdote of Macken Road and Lansdowne Parade being affected by the loss of tree canopy and increased size	X		X	X

Reference No.	Submission Summary	Biodiversity	Density	Local Character	Lot Size
	<p>of new homes.</p> <p>Provides the following recommendations:</p> <ol style="list-style-type: none"> 1) Retain existing FSPA areas in Oatley West, Mortdale, Peakhurst, Peakhurst Heights, and Lugarno because the FSPA provides a low density buffer zone around creek lines and waterways to maximise infiltration rather than having more stormwater run-off. 2) Retain existing objectives for the FSPA within the LEP. 3) Retain all considerations within Clause 6.6 of the LEP. 4) Retain existing lot size requirements to protect biodiversity. Identifies the need for canopy cover to come from the non-bushland areas, including low and medium density, which could be under most threat when lot sizes are reduced and increased development occurs. 5) Increase minimum landscaping requirements to 30% for all development within the FSPA. 6) Biodiversity study should include more urban and developed areas. 7) Introduce green corridor and areas to improve tree canopy coverage in the DCP. 				
D22/276182	<p>Opposes any changes to the FSPA which will impact the cleanliness and health of the Georges River. Developing the foreshore will cause erosion, which can harm water quality and aquatic flora and fauna. Maintaining tree canopy and vegetation is important for mitigating the effects of climate change and planning liveable suburbs.</p>	x			
D22/276712	<p>Opposes reducing the FSPA as it will result in a reduction of protection around creeks and waterways from runoff and storm water. Reducing lot sizes will decrease biodiversity and put additional strain infrastructure. The area's tree canopy coverage is significantly below the target, and biodiversity is critical to the future.</p>	x			x

Reference No.	Submission Summary	Biodiversity	Density	Local Character	Lot Size
D23/7554	Opposes restricting development in the FSPA to only DA applications. CDCs should be allowed in the FSPA. Requiring Biodiversity and Foreshore Studies for all developments is not fair or sensible. Controls should be applied but not overly onerous. Foreshore protection is important, but residents should be allowed to develop appropriately.				
D23/12102	Opposes proposed changes to the FSPA. More important to retain existing bushland due to the threat of climate change and the need to protect biodiversity.	x			
D23/30119	Concerned that Council is attempting to undermine the FSPA again despite community opposition in 2020. Request the FSPA is retained and strengthened to prevent destruction by overdevelopment by implementing environment and biodiversity controls. Strongly opposes any attempts to reduce the FSPA.	x			
D23/34226	Objects to the proposed changes to the FSPA and provides the following recommendations: 1) Retain existing FSPA areas in Oatley West, Mortdale, Peakhurst, Peakhurst Heights, and Lugarno because the FSPA provides a low density buffer zone around creek lines and waterways to maximise infiltration rather than having more stormwater run-off. 2) Retain existing objectives for the FSPA within the LEP. 3) Retain all considerations within Clause 6.6 of the LEP. 4) Retain existing lot size requirements to protect biodiversity. Identifies the need for canopy cover to come from the non-bushland areas, including low and medium density, which could be under most threat when lot sizes are reduced and increased development occurs. 5) Increase minimum landscaping requirements to 30% for all development within the FSPA. 6) Biodiversity study should include more urban and developed areas.	x		x	x

Reference No.	Submission Summary	Biodiversity	Density	Local Character	Lot Size
	7) Introduce new local character clauses and statements in the LEP. 8) Introduce green corridor and areas to improve tree canopy coverage in the DCP.				
D23/34430	Opposes reductions of the FSPA in the Lugarno/Peakhurst area. Believes the reduction of controls will only benefit sub-par developments that would otherwise be blocked by the FSPA. Expresses concerns about developer influence and potential unfavorable outcomes for the area.		x		
D23/36392	Objects to proposed changes to the FSPA due to concerns that any residential intensification would negatively impact local infrastructure such as roads, parking, and public amenities.		x		
D23/60378	Highly values the green and leafy character of Oatley but have witness loss of old native gum trees through new development. Submission is categorised under the following headings: FSPA: - Believes the FSPA has been acting "as a de-facto Environmental Protection Zone" and has major role in protecting the existing leafy character, and should be renamed to "Foreshore Protection Area" to ensure focus is on the protection of biodiversity. - Objects to the reduction of lot sizes for subdivision and dual occupancies. Also objects to the removal of protection of the environment and biodiversity from the FSPA. - Supports the inclusion of additional areas into the FSPA to protect environmental and biodiversity values. - Needs to be strengthened to protect trees, native vegetation and wildlife. - Reduce building footprints in the FSPA and increase landscaping to min. 50% in the FSPA and min. 40% outside of the FSPA. - Include all areas included within the draft Terrestrial Biodiversity Map in the Foreshore Protection Area.	x		x	

Reference No.	Submission Summary	Biodiversity	Density	Local Character	Lot Size
	<p>- Areas identified as "Garden Court" in Connells Point and Kyle Bay, "Emerging Contemporary" in Hurstville Grove, Blakehurst, Carss Park, Kogarah Bay and Sans Souci be investigated for inclusion within the Foreshore Protection Area.</p> <p>Biodiversity protection:</p> <ul style="list-style-type: none"> - Supports biodiversity protection but it should not preclude other controls from identifying the protection of the natural environment (i.e. the FSPA). - The draft Terrestrial Biodiversity Map does not include small areas of native vegetation under 1,000sqm in size. Requests the protection of all native trees and shrubs. - Develop 3 tier approach to biodiversity protection and assessment - 1. Terrestrial Biodiversity Map (highest protection), 2. FSPA and UCAs, 3. Everywhere else in the LGA; and require biodiversity assessment for all development. - Objects to inclusion of the mangrove canopy in Council's calculation of existing canopy cover. - Residents should be offered incentives to plant more native species, especially in parts of the LGA that have very low canopy cover. <p>Green Corridor:</p> <ul style="list-style-type: none"> - Supports proposed Green Corridors and recommends all areas in the Terrestrial Biodiversity Map be included within the corridors. - Recommends Council to undertake active native street tree planting programs in the Green Corridors and provide incentives and concessions to residents to plant native species in these areas too. <p>Character typologies:</p> <ul style="list-style-type: none"> -Assessment should acknowledge the contribution made by remnant vegetation, especially street trees. Objects to UCAs as a replacement for environmetnal protection in the LEP. 				

Reference No.	Submission Summary	Biodiversity	Density	Local Character	Lot Size
	<ul style="list-style-type: none"> - Suggests incorporating character assessment as complementary considerations. - Do not consider the Sensitivity Ratings used by the Foreshore Study as appropriate in representing the risk to remnant vegetation. - Requests controls to protect bushland, trees and leafy gardens to be implemented across the LGA, and for Council to increase enforcement of tree preservation provisions. 				
D23/64912	Concerned that proposed changes to the area will result in more dual occupancy dwellings, smaller gardens, and fewer trees, which could lead to increased traffic and pollution. Values Oatley as a tight-knit community and asks that the trees be allowed to remain.		x		
D23/73938	Strongly objects to the proposed changes to the FSPA. The current low tree canopy coverage should not be further reduced. Retaining the existing lot size requirement is crucial to maintaining trees, biodiversity, and backyards large enough for a large tree, and to prevent negative impacts such as increased traffic, hard surfaces, runoff, overshadowing, and pressure on infrastructure.				x
D23/73940	<p>Objects to the proposed changes to the FSPA and provides the following recommendations:</p> <ol style="list-style-type: none"> 1) Retain existing FSPA areas in Oatley West, Mortdale, Peakhurst, Peakhurst Heights, and Lugarno because the FSPA provides a low density buffer zone around creek lines and waterways to maximise infiltration rather than having more stormwater run-off. 2) Retain existing objectives for the FSPA within the LEP. 3) Retain all considerations within Clause 6.6 of the LEP. 4) Retain existing lot size requirements to protect biodiversity. <p>Identifies the need for canopy cover to come from the non-bushland areas, including low and medium density, which could be under most threat when lot sizes are reduced and increased development occurs.</p> <ol style="list-style-type: none"> 5) Increase minimum landscaping requirements to 30% for all 	x		x	x

Reference No.	Submission Summary	Biodiversity	Density	Local Character	Lot Size
	<p>development within the FSPA.</p> <p>6) Biodiversity study should include more urban and developed areas.</p> <p>7) Introduce new local character clauses and statements in the LEP.</p> <p>8) Introduce green corridor and areas to improve tree canopy coverage in the DCP.</p>				
D23/73956	<p>Objects to the proposed changes to the FSPA and provides the following recommendations:</p> <p>1) Retain existing FSPA areas in Oatley West, Mortdale, Peakhurst, Peakhurst Heights, and Lugarno because the FSPA provides a low density buffer zone around creek lines and waterways to maximise infiltration rather than having more stormwater run-off.</p> <p>2) Retain existing objectives for the FSPA within the LEP.</p> <p>3) Retain all considerations within Clause 6.6 of the LEP.</p> <p>4) Retain existing lot size requirements to protect biodiversity. Identifies the need for canopy cover to come from the non-bushland areas, including low and medium density, which could be under most threat when lot sizes are reduced and increased development occurs.</p> <p>5) Increase minimum landscaping requirements to 30% for all development within the FSPA.</p> <p>6) Biodiversity study should include more urban and developed areas.</p> <p>7) Introduce new local character clauses and statements in the LEP.</p> <p>8) Introduce green corridor and areas to improve tree canopy coverage in the DCP.</p>	x		x	x
D23/73985	<p>Acknowledges proposed changes will see submitter's property removed from the FSPA and not part of the UCA, however unable to ascertain whether biodiversity controls will apply.</p> <p>Opposes any changes to the existing FSPA and provides the following recommendation:</p>	x	x		x

Reference No.	Submission Summary	Biodiversity	Density	Local Character	Lot Size
	<p>1) Retain existing FSPA areas in Oatley West, Mortdale, Peakhurst, Peakhurst Heights, and Lugarno because the FSPA provides a low density buffer zone waterways and bushlands.</p> <p>2) Retain existing objectives for the FSPA within the LEP.</p> <p>3) Retain existing lot size requirements in the FSPA. Increase minimum landscaping requirements to 30% for all development within the FSPA. Reducing lot sizes will lead to smaller gardens, loss of trees and reduction in biodiversity as well as amenity impacts.</p> <p>4) Consideration of flooding, bushfire and traffic must be part of all strategic planning decisions.</p> <p>5) Biodiversity study should include more urban and developed areas.</p> <p>6) Introduce green corridor and areas to improve tree canopy coverage.</p> <p>Argues the proposed changes will increase the effects of climate change due to increased density of the built environment. Promotes biodiversity as the defence against climate change.</p>				
D23/74132	<p>Objects to the proposed reduction of the FSPA. Trees should not be included when assessing visibility as these trees can be removed through development. Provides photographic evidence of land between Gungah Bay Road and Mi Mi Street, Oatley which have been excluded from the proposed FSPA despite being visible from the water. Provides anecdote of this area with a past history of tree clearing from dual occupancy development.</p>		x		
D23/74334	<p>Argues the purpose of the FSPA is to protect and enhance the natural environment. Objects to the proposed FSPA changes and the new UCAs because these are inadequate in protecting the natural environment when compared to the existing FSPA. The addition of existing reserves in Beverley Park and Carss Park into the FSPA is misleading. Highlights the exclusion of private properties from the Biodiversity Study despite the presence of threatened flora and</p>	x			x

Reference No.	Submission Summary	Biodiversity	Density	Local Character	Lot Size
	<p>fauna on private land. Concerned about recommending R2 zone to the FSPA. Requests the following:</p> <ol style="list-style-type: none"> 1) Retain existing FSPA areas in Oatley West, Mortdale, Peakhurst, Peakhurst Heights, and Lugarno because the FSPA provides a low density buffer zone around creek lines and waterways to maximise infiltration rather than having more stormwater run-off. 2) Retain existing objectives for the FSPA within the LEP. 3) Retain all considerations within Clause 6.6 of the LEP. 4) Retain existing lot size requirements within the FSPA and increase minimum landscaping requirements to 30% for all development within the FSPA. 5) Introduce biodiversity controls as part of the existing FSPA clause. 6) Introduce green corridor and areas to improve tree canopy coverage in the DCP. 				
D23/74875 D23/76373	<p>Objects to the proposed changes to the FSPA and provides the following recommendations:</p> <ol style="list-style-type: none"> 1) Retain existing FSPA areas in Oatley West, Mortdale, Peakhurst, Peakhurst Heights, and Lugarno because the FSPA provides a low density buffer zone around creek lines and waterways to maximise infiltration rather than having more stormwater run-off. 2) Retain existing objectives for the FSPA within the LEP. 3) Retain all considerations within Clause 6.6 of the LEP. 4) Retain existing lot size requirements to protect biodiversity. Identifies the need for canopy cover to come from the non-bushland areas, including low and medium density, which could be under most threat when lot sizes are reduced and increased development occurs. 5) Increase minimum landscaping requirements to 30% for all development within the FSPA. 6) Biodiversity study should include more urban and developed areas. 7) Introduce new local character clauses and statements in the LEP. 	x		x	x

Reference No.	Submission Summary	Biodiversity	Density	Local Character	Lot Size
	8) Introduce green corridor and areas to improve tree canopy coverage in the DCP.				
D23/75068 D23/75246	Two submissions were received objecting to any changes in lot sizes in the existing FSPA. Smaller lot sizes would have a negative impact on biodiversity as they would result in fewer trees and less room for gardens. Criticises the design of current dual occupancy developments, which are environmentally unfriendly and have a large footprint on the block.	x			x
D23/75109	<p>Objects to the proposed changes to the FSPA due to the following impacts:</p> <ul style="list-style-type: none"> - Loss of existing leafy character - Loss of vegetation and tree cover - Increased traffic and congestion - Increased pressure on sewage and stormwater infrastructure - Increased density with smaller gardens and fewer trees <p>Argues the Biodiversity Study is incomplete as it does not include private property and small areas of vegetation under 1,000sqm. Believes the proposed changes are increasing the impacts of climate change through smaller blocks, fewer trees and gardens and increased density and hard surfaces, loss of flora and fauna and diminished tree canopy.</p> <p>Provides the following recommendations:</p> <ol style="list-style-type: none"> 1. Retain existing FSPA areas in Oatley West, Mortdale, Peakhurst, Peakhurst Heights, and Lugarno because the FSPA provides a low density buffer zone around creek lines and waterways to maximise infiltration rather than having more stormwater run-off. 2. Retain existing objectives for the FSPA within the LEP. 3. Increase tree canopy coverage. 4. Biodiversity study should include more urban and developed areas. 	x	x	x	

Reference No.	Submission Summary	Biodiversity	Density	Local Character	Lot Size
	<p>5. More detail required on how new green corridors will be created.</p> <p>6. Prohibit dual occupancies in the FSPA.</p>				
D23/75164	<p>Objects to the proposed changes to the FSPA and provides the following recommendations:</p> <p>1) Retain existing FSPA areas in Oatley West, Mortdale, Peakhurst, Peakhurst Heights, and Lugarno because the FSPA provides a low density buffer zone around creek lines and waterways to maximise infiltration rather than having more stormwater run-off.</p> <p>2) Retain existing objectives for the FSPA within the LEP.</p> <p>3) Retain all considerations within Clause 6.6 of the LEP.</p> <p>4) Retain existing lot size requirements to protect biodiversity. Identifies the need for canopy cover to come from the non-bushland areas, including low and medium density, which could be under most threat when lot sizes are reduced and increased development occurs.</p> <p>5) Increase minimum landscaping requirements to 30% for all development within the FSPA.</p> <p>6) Biodiversity study should include more urban and developed areas.</p> <p>7) Introduce new local character clauses and statements in the LEP.</p> <p>8) Introduce green corridor and areas to improve tree canopy coverage in the DCP.</p>	x		x	x
D23/75256	<p>Frustrated by Council's frequent attempts to reduce the FSPA. Objects to the reduction of lot sizes for subdivision and dual occupancies. Also objects to the removal of protection of the environment and biodiversity from the FSPA. Supports the inclusion of additional areas into the FSPA to protect environmental and biodiversity values.</p>	x			x
D23/75271	<p>Objects to the proposed changes to the FSPA because it has protected the area from overdevelopment. Canopy cover and biodiversity must be protected to mitigate climate change.</p>	x	x		

Reference No.	Submission Summary	Biodiversity	Density	Local Character	Lot Size
D23/75354	Objects to proposed changes of the FSPA due to concerns about the removal of trees and reduced green habitat which could negatively impact biodiversity. Criticises the trend towards large houses with small gardens and the construction of ugly, environmentally unfriendly dual occupancies. Requests protection of existing green spaces and the environment. Submission prepared with assistance from the submitter's daughter.	x	x		
D23/75369	Supports submissions D23/74875 and D23/76373 which calls for better protection of biodiversity, green spaces and natural heritage. They believe there are many cost-effective measures that can be taken by Council to meet best practices in these areas.	x			
D23/75378 D23/75817	<p>Objects to the proposed changes to the FSPA and provides the following recommendations:</p> <ol style="list-style-type: none"> 1) Retain existing FSPA areas in Oatley West, Mortdale, Peakhurst, Peakhurst Heights, and Lugarno because the FSPA provides a low density buffer zone around creek lines and waterways to maximise infiltration rather than having more stormwater run-off. 2) Retain existing objectives for the FSPA within the LEP. 3) Retain all considerations within Clause 6.6 of the LEP. 4) Retain existing lot size requirements to protect biodiversity. <p>Identifies the need for canopy cover to come from the non-bushland areas, including low and medium density, which could be under most threat when lot sizes are reduced and increased development occurs.</p> <ol style="list-style-type: none"> 5) Increase minimum landscaping requirements to 30% for all development within the FSPA. 6) Biodiversity study should include more urban and developed areas. 7) Introduce new local character clauses and statements in the LEP. 8) Introduce green corridor and areas to improve tree canopy coverage in the DCP. 	x		x	x

Reference No.	Submission Summary	Biodiversity	Density	Local Character	Lot Size
D23/75392	Opposes any changes to the FSPA and wants to protect the tree-lined foreshore and bushland setting. Have seen the negative effects of development on green space and wildlife corridors and want to prevent further devastation of the river and environment.	x			
D23/75695 D23/75703	<p>Objects to the proposed changes to the FSPA and provides the following recommendations:</p> <ol style="list-style-type: none"> 1) Retain all considerations within Clause 6.6 of the LEP. 2) Retain existing lot size requirements. Increase minimum landscaping requirements to 30% for all development within the FSPA. 3) Introduce biodiversity controls into the existing FSPA. 4) Introduce green corridor and areas to improve tree canopy coverage in the DCP. 5) Increase landscaping to minimum 50%. <p>Believes the planning proposal will accelerate the loss of vegetation due to existing issues with illegal clearing of foreshore blocks. The current legislation are not being enforced and the removal of biodiversity considerations will lead to greater losses.</p>	x			x
D23/75797	<p>Provides background on the establishment of the FSPA in 2012 and anecdote of loss of trees on Yarran Road through new dual occupancy and townhouse developments. Concerned about the expansion of "McMansionesque-style homes across the FSPA". Requests housing to be provided by the Hurstville and Kogarah CBDs. Argues the existing FSPA functions as an "Environmental Protection Zone" by protecting the natural environment.</p> <p>Disagrees with the following aspects of the Foreshore Study:</p> <ol style="list-style-type: none"> 1. Any reduction in, or the removal of any of the 3,349 identified properties from the FSPA; 2. Any reduction of lot sizes within the FSPA; 3. Approval of any further subdivisions or duplexes within the FSPA; 	x		x	x

Reference No.	Submission Summary	Biodiversity	Density	Local Character	Lot Size
	<p>4. The deletion from the LEP of any objectives which presently protect the environment and biodiversity;</p> <p>5. The removal of areas identified as 'Garden Suburban' in Oatley West and Riverwood, and 'Garden Court', Peakhurst Heights;</p> <p>6. The nomination of existing public open space (e.g. Spooner, Carss and Todd parks) as additions to the FSPA; and</p> <p>7. The inclusion of existing public open space such as Oatley Park and other reserves in Peakhurst Ward which are not subject to the DA process.</p> <p>Provides the following recommendations:</p> <ol style="list-style-type: none"> 1) Retain existing FSPA areas in Oatley West, Mortdale, Peakhurst, Peakhurst Heights, and Lugarno because the FSPA provides a low density buffer zone around creek lines and waterways to maximise infiltration rather than having more stormwater run-off. 2) Retain existing objectives for the FSPA within the LEP. 3) Retain all considerations within Clause 6.6 of the LEP. 4) Retain existing lot size requirements to protect biodiversity within the existing FSPA and increase minimum landscaping requirements to 30% for all development within the FSPA. 5) Improving safeguards for biodiversity as part of the DA assessment. 6) Support addition of areas from the former Kogarah LGA into the FSPA. 7) Strengthen enforcement against illegal building works. 8) Reduce building footprint within the FSPA. 9) Increase landscaped area to 50%. 10) Include draft Terrestrial Biodiversity Map as part of the FSPA as an additional consideration. 11) Expand FSPA to all Garden Suburban, Rivers Edge and Open Space typologies, 12) Conduct further vegetation mapping to include private lots within the FSPA. 				

Reference No.	Submission Summary	Biodiversity	Density	Local Character	Lot Size
	<p>13) Include Garden Court and Emerging Contemporary typologies within the FSPA given their proximity to the Georges River.</p> <p>14) Achieve and exceed the 40% tree canopy target through incentives to property owners.</p> <p>15) Increase minimum landscaping requirements to 30% for all development within the FSPA.</p>				
D23/75799	Opposes changes to the FSPA and requests protection of the Georges River, trees and biodiversity.	x			
D23/75801	Opposes changes to the FSPA and requests protection of the Georges River, trees and biodiversity.	x			
D23/75803	Opposes changes to the FSPA and requests protection of the Georges River, trees and biodiversity.	x			
D23/75833	Opposes changes to the FSPA and requests protection of the Georges River, trees and biodiversity.	x			
D23/76371	<p>Provides anecdote of mature gum trees being removed from the neighbourhood through new developments. Many fauna species can be seen in the submitter's property. Believes the FSPA protects the leafy character.</p> <p>Objects the reduction of the existing FSPA, reduction of lot sizes, the permissibility of dual occupancies and removal of environmental considerations from the FSPA. Requests renaming the FSPA to Foreshore Protection Area to protect biodiversity values. Requests increasing landscaping requirements to 50% within the FSPA and 40% outside of the FSPA.</p> <p>Supports biodiversity protection but it should not preclude other controls from identifying the protection of the natural environment (i.e. the FSPA). However, the draft Terrestrial Biodiversity Map does not include small areas of native vegetation under 1,000sqm in size.</p>	x		x	x

Reference No.	Submission Summary	Biodiversity	Density	Local Character	Lot Size
	<p>Requests the protection of all native trees and shrubs. Residents should be offered incentives to plant more native species, especially in parts of the LGA that have very low canopy cover.</p> <p>Supports proposed Green Corridors and recommends all areas in the Terrestrial Biodiversity Map be included within the corridors. Recommends Council to undertake active native street tree planting programs in the Green Corridors and provide incentives and concessions to residents to plant native species in these areas too.</p> <p>Character typology assessment should acknowledge the contribution made by remnant vegetation, especially street trees. Objects to UCAs as a replacement for environmental protection in the LEP and suggests incorporating character assessment as complementary considerations.</p> <p>Do not consider the Sensitivity Ratings used by the Foreshore Study as appropriate in representing the risk to remnant vegetation. Requests controls to protect bushland, trees and leafy gardens to be implemented across the LGA, and for Council to increase enforcement of tree preservation provisions.</p>				
D23/76376	<p>Objects to the proposed changes to the FSPA and provides the following recommendations:</p> <ol style="list-style-type: none"> 1) Retain existing FSPA areas in Oatley West, Mortdale, Peakhurst, Peakhurst Heights, and Lugarno because the FSPA provides a low density buffer zone around creek lines and waterways to maximise infiltration rather than having more stormwater run-off. 2) Retain existing objectives for the FSPA within the LEP. 3) Do not consider any measures which could result in loss of biodiversity. 3) Retain existing lot size requirements to protect biodiversity. <p>Increase minimum landscaping requirements to 30% for all</p>	x			x

Reference No.	Submission Summary	Biodiversity	Density	Local Character	Lot Size
	development within the FSPA. 4) Prohibit dual occupancies in the FSPA.				
D23/76377	Objects to the proposed changes to the FSPA and provides the following recommendations: 1) Retain existing FSPA areas in Oatley West, Mortdale, Peakhurst, Peakhurst Heights, and Lugarno because the FSPA provides a low density buffer zone around creek lines and waterways to maximise infiltration rather than having more stormwater run-off. 2) Retain existing objectives for the FSPA within the LEP. 3) Do not consider any measures which could result in loss of biodiversity. 3) Retain existing lot size requirements to protect biodiversity. Increase minimum landscaping requirements to 30% for all development within the FSPA. 4) Prohibit dual occupancies in the FSPA.	x			x
D23/76378	Opposes proposal to change and reduce FSPA in Oatley West, Peakhurst, Peakhurst Heights, and Lugarno. Argues that increasing population density threatens biodiversity, pollution, loss of bushland, and increased traffic. Recommends establishing new green corridors for habitat connectivity and improving tree canopy coverage through the DCP.	x			
D23/76380	Submission provided in the following headings: - Reduction in the FSPA: lack of fact sheet dedicated to the reduction of the existing FSPA. Question why Council is attempting to reduce the FSPA again when the focus is not on meeting housing targets. The UCAs are weaker than the FSPA in preventing overdevelopment. Objects to providing more housing for future residents at the expense of the amenity of existing residents. Argues that the FSPA provides a low density buffer around creek lines and waterways to minimise stormwater run-off. The FSPA is successful	x	x	x	x

Reference No.	Submission Summary	Biodiversity	Density	Local Character	Lot Size
	<p>in protection the FSPA from overdevelopment and therefore should be retained. Believes the Foreshore Study has incorrectly assessed the character of Baltimore Road, Beaumaris Crescent, Baringa Road, and Ballantyne Road because these areas all border natural reserves.</p> <ul style="list-style-type: none"> - Changes to lot sizes: lots not included within the FSPA or UCA in Mortdale are located on steep topography adjacent to existing bushland. If subdivision is allowed, it will lead to more buildings and hard surfaces, less green space, more cars and associated pollution, more congestion and more energy consumption. It will also change the existing leafy character of the area. - Terrestrial Biodiversity LEP control: 40m buffer zone is insufficient in managing edge effects as weed species which are wind or bird dispersed over greater distances than 40m. Requirement for indigenous plant species is difficult to enforce and may not be suitable for urban garden soils due to incompatible soil composition. - Local character: Baltimore Rd, Ballantyne Rd and Beaumaris Cres in Mortdale and the eastern side of Dairy Creek in Oatley West are categorised as "Garden Suburban - Traditional" but these areas have remnant trees and have small dwellings on larger blocks. Therefore should be "Garden Suburban - Naturalistic". - Lot sizes: requests lot sizes are retained for any area located within the existing FSPA despite the recommended removal from the FSPA. 				
D23/76382	<p>Submission provided in the following headings:</p> <ul style="list-style-type: none"> - Reduction in the FSPA: lack of fact sheet dedicated to the reduction of the existing FSPA. Question why Council is attempting to reduce the FSPA again when the focus is not on meeting housing targets. The UCAs are weaker than the FSPA in preventing overdevelopment. Objects to providing more housing for future residents at the expense of the amenity of existing residents. Argues 	x	x	x	x

Reference No.	Submission Summary	Biodiversity	Density	Local Character	Lot Size
	<p>that the FSPA provides a low density buffer around creek lines and waterways to minimise stormwater run-off. The FSPA is successful in protection the FSPA from overdevelopment and therefore should be retained. Believes the Foreshore Study has incorrectly assessed the character of Baltimore Road, Beaumaris Crescent, Baringa Road, and Ballantyne Road because these areas all border natural reserves.</p> <ul style="list-style-type: none"> - Changes to lot sizes: lots not included within the FSPA or UCA in Mortdale are located on steep topography adjacent to existing bushland. If subdivision is allowed, it will lead to more buildings and hard surfaces, less green space, more cars and associated pollution, more congestion and more energy consumption. It will also change the existing leafy character of the area. - Terrestrial Biodiversity LEP control: 40m buffer zone is insufficient in managing edge effects as weed species which are wind or bird dispersed over greater distances than 40m. Requirement for indigenous plant species is difficult to enforce and may not be suitable for urban garden soils due to incompatible soil composition. - Local character: Baltimore Rd, Ballantyne Rd and Beaumaris Cres in Mortdale and the eastern side of Dairy Creek in Oatley West are categorised as "Garden Suburban - Traditional" but these areas have remnant trees and have small dwellings on larger blocks. Therefore should be "Garden Suburban - Naturalistic". - Lot sizes: requests lot sizes are retained for any area located within the existing FSPA despite the recommended removal from the FSPA. 				
D23/76383	<p>Objects to the proposed Biodiversity Planning Controls, stating they reach beyond current parks protection controls and create an onerous burden on private landowners located within the 40m Terrestrial Biodiversity buffer zone. Argues the proposed plan may contain misclassified plant clusters, which unfairly impose on affected property owners. Requests to not proceed with the</p>	x			

Reference No.	Submission Summary	Biodiversity	Density	Local Character	Lot Size
	proposed biodiversity controls and instead manages biodiversity within existing parks by removing exotic weeds more effectively.				
D23/76384	<p>Submission provided in the following headings:</p> <ul style="list-style-type: none"> - Reduction in the FSPA: lack of fact sheet dedicated to the reduction of the existing FSPA. Question why Council is attempting to reduce the FSPA again when the focus is not on meeting housing targets. The UCAs are weaker than the FSPA in preventing overdevelopment. Objects to providing more housing for future residents at the expense of the amenity of existing residents. Argues that the FSPA provides a low density buffer around creek lines and waterways to minimise stormwater run-off. The FSPA is successful in protection the FSPA from overdevelopment and therefore should be retained. Believes the Foreshore Study has incorrectly assessed the character of Baltimore Road, Beaumaris Crescent, Baringa Road, and Ballantyne Road because these areas all border natural reserves. - Changes to lot sizes: lots not included within the FSPA or UCA in Mortdale are located on steep topography adjacent to existing bushland. If subdivision is allowed, it will lead to more buildings and hard surfaces, less green space, more cars and associated pollution, more congestion and more energy consumption. It will also change the existing leafy character of the area. - Terrestrial Biodiversity LEP control: 40m buffer zone is insufficient in managing edge effects as weed species which are wind or bird dispersed over greater distances than 40m. Requirement for indigenous plant species is difficult to enforce and may not be suitable for urban garden soils due to incompatible soil composition. - Local character: Baltimore Rd, Ballantyne Rd and Beaumaris Cres in Mortdale and the eastern side of Dairy Creek in Oatley West are categorised as "Garden Suburban - Traditional" but these areas have remnant trees and have small dwellings on larger blocks. 	X	X	X	X

Reference No.	Submission Summary	Biodiversity	Density	Local Character	Lot Size
	Therefore should be "Garden Suburban - Naturalistic". - Lot sizes: requests lot sizes are retained for any area located within the existing FSPA despite the recommended removal from the FSPA.				
D23/76386	Has lived on a property with river frontage for 45 years and is concerned about the proposed changes to the FSPA. Believes increased development would be detrimental to the environment and wildlife, and could also pose a risk to residents due to the Lugarno's history of bushfires. Advocates for the retention of the current zoning objective for the FSPA to protect the natural environment and prevent further strain on infrastructure.		x		
D23/76662	Frustrated by Council's frequent attempts to reduce the FSPA. Objects to the reduction of lot sizes for subdivision and dual occupancies. Also objects to the removal of protection of the environment and biodiversity from the FSPA. Supports the inclusion of additional areas into the FSPA to protect environmental and biodiversity values.	x			x