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To Whom It May Concern:

File Ref: LP/03/252376 – Draft Sutherland Shire Local Environmental Plan 2013

I wish to make comment on the Draft Sutherland Shire Local Environment Plan 2013; specifically in relation to my property located at 15 Caldarra Avenue Engadine. This is a 2ha lot approx. 1.5km from the Engadine CBD, which consists of a single level dwelling. Our boundaries have street access from Caldarra Avenue, Valley View Crescent and Victory Street.

The draft plan proposes a rezoning of our entire property to E4 (Environmental Living); in line with all adjacent properties. I am pleased with this proposal, because it has always been our intention to eventually subdivide the lot.

However I do wish to object to the plan requiring a minimum lot size of 2ha for my property. This would not be consistent with the density of all adjoining properties, which are afforded a minimum lot size of 550m², and will negate our opportunity to subdivide in the future. Practicality suggests that the entire property should not be subdivided into 550m² lots, however there is ample opportunity to subdivide in the pockets located adjacent to the above mentioned street access points.

Please find below a map of the lot indicating the suggested sections for 550m² minimum lot sizing, and approximate land areas for each. I believe this proposal strikes a good balance between preserving the natural bushland area and providing a modest number of new housing sites only a short distance from local amenities. The bushland corridor between Victory and Tobruk Reserves would also be protected, allowing continued access for native fauna.

Any lots subdivided as a result of this suggestion would also have the benefit of vehicular access. The majority of any future lots would also not be visible from the existing street, thus further maintaining the aesthetics of the neighbourhood.

Given we can fulfil all criteria in section 4.1 of the draft plan, I therefore feel the above request is reasonable. I appreciate your attention to this matter and ask that you contact me if you have any further questions.

Yours Sincerely,

Joanna Milgram

