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27th January, 2014

To Whom It May Concern:

Re: Draft Sutherland Shire Local Environmental Plan 2013 Independent Review Comment

I wish to make comment on the Draft Sutherland Shire Local Environment Plan 2013; specifically in relation to my property located at [REDACTED]. 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 [REDACTED] and [REDACTED].

The draft plan proposes a minimum lot size of 2ha for the property, whereas for all adjacent lots it is 550m².

My original submission (file attachment 2) objected to this minimum lot size stipulation and asked that the flat land closest to the existing dwelling and parallel to [REDACTED] be deemed appropriate for subdivision. A map was also provided indicating where the proposed land was situated.

My submission was omitted from the final response document but referred to on page [REDACTED] of the mayoral minutes. The submission was not supported due to the perceived significant bushfire risk for the property and belief that subdivision of the lot could not comply with the Planning for Bushfire Protection 2006 requirements.

Based on this outcome, we have spoken with a previously engaged bushfire consultant and reviewed existing vegetation within the property. Our findings suggest that some subdivision could take place in compliance with the Planning for Bushfire Protection 2006 requirements. There is ample space for the required Asset Protection Zones (APZ) to be established.

Implementation of APZs within the property would also have safety benefits to surrounding lots which were built prior to the 2006 requirements.

The existing vegetation within the forested section of the lot is primarily trees 10-20 metres in height with a 30-50% foliage cover and an understorey of ferns, shrubs, small trees and grasses. A large proportion of this existing vegetation is made up of species known to be fire retardant including Casuarina, Tristania and Acacia. This would make establishment of APZs possible with minimal disruption to the areas natural aesthetics.

I would like to stress that this is not a subdivision request, rather commentary on the minimum lot size stipulation. Any subdivision request should be assessed based on its fulfilment of the Planning for Bushfire Protection 2006 requirements at the time of submission.

For the reasons outlined above, I believe the 550m² minimum lot size should apply to my property, in accordance with adjacent properties. I appreciate your attention in this matter and ask that you contact me if you have any further questions.

Yours Sincerely,

A solid black rectangular box used to redact the signature of the sender.

Joanna Milgram
15 Caldarra Ave
Engadine NSW 2233
Ph. 0433 705 229
Joanna.Milgram@gmail.com

20th April, 2013

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

