

SUTHERLAND LEP INDEPENDENT REVIEW

WEBSITE SUBMISSION

Name: Bronislaw Stec	Date: 10/2/2014
Organisation: N/A	Suburb: Bundeena, NSW
Email address: N/A	Privacy: Yes ☐ No ☒
Comment: RE: Draft 2013 LEP - Heritage listing on 29 Crammond Ave, Bundeena. I am strongly objecting to any heritage listing on our property at 29 Crammond Ave Bundeena, covered in Draft 2006 and 2013 LEP. I am supporting that the heritage listing only apply to the original public headland of Cabbage Tree Point fronting numbers between 1-15 Crammond Ave. I am very disappointed with the way our Council has handled this matter. All the evidence suggests that Council lacks proper process when implementing changes where it directly affects personal property. I am recommending that proposed amendment to the heritage listing under the draft 2013 LEP be stopped on the ground that this is (as we see it) abuse of power by faceless men. It is not justified, inequitable, lacks owners consent -the councillors said they were heavily involved in preparing the draft LEP and from site visits, discussions and emails and that they knew all the details but I have not seen one person or talk to any council officer. Further there is no emails/letters exchange in regards to the proposed land grabbing, resulting in halving our property value as well as restricting use of our land. Our property is environmentally friendly home on small, 567 m2 block and the 20 metre heritage listing will be covering half of the block of land. The foreshore building line already prohibits development below the foreshore building line but the heritage listing will further affect the permissible uses of our land. The history show that we are slowly loosing rights to our properties at Crammond Ave, Bundeena. 2004- Council resolved that the land would be subject to a 20m Foreshore Building Lane 2006 -The Sutherland Shire Local Environmental Plan 2006 lists these properties as the location of heritage item and clause 54 applies (the cliff face/rock platform only) 2013- draft 2013 LEP proposes to expand the existing heritage listing to the 20m foreshore building line of our properties (total area of our garden as the remainder of our land is under the house). 2014 and beyond - if this LEP 2013 heritage listing is not scrapped the land grabbing will continue further with real possibility of owners of Crammond Ave properties will lose all rights to their land. How responsible/accountable is the council with respect to loss in property values? The Crammond Ave properties already experienced loss in value. Our 29 Crammond Ave, Bundeena land value for Jan 2014 dropped by 25% comparing to previous years and one of the factors considered by Value General when valuing land is "constraints on use of land such as heritage restrictions and property sales in our area" (another example of property 47 Crammond Ave sold recently for 40% less than originally advertised in 2007). We've put our live savings in to this property for our retirement and hoped to leave something behind to our children/grand children.The cost of properties have risen significantly in other parts of	

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Sutherland Shire and the only one way our daughters (younger generations) will be able to manage to have extra family support. The heritage encumbrance will be registered on our title deed - definitely limiting our property appeal to any potential buyers if we wish or must sell in the future.

Council fails to recognise the right and future implications for land owners and does not address the impact of land values or compensation.

I am recommending: Please release the heritage listing on private land owners along Crammond Ave!

Regards,
Bronislaw (Jack) Stec