



11 Venetia Street
SYLVANIA NSW 2224
(M) 0407 431 902

13TH December 2013

Marian Pate,
Sutherland LEP Review,
NSW Department of Planning and Infrastructure
P.O. Box 39
SYDNEY NSW 2001

Amended Draft Sutherland Shire Local Environmental Plan 2013.

Dear Marian Pate,

We declare that we have NOT made any political donations or gifts made to any councillor or council employee.

We are the owners and occupiers of 11 Venetia Street also known as 59 Tara Street Sylvania. The land is referred to as Lot Y in D.P. 408648 and is on the northwest corner of Tara and Venetia Streets.

The land has a frontage to Tara Street of 19.81 metres and a frontage to Venetia Street of 40.23 metres.

The land slopes to the north from Tara Street with a fall of 5.2 metres on the western boundary and a fall of 3.9 metres on the eastern boundary (Venetia St. frontage).

The southern boundary (Tara St. frontage) varies from 1.45 to 2.3 metres below the sealed surface of Tara Street.

The nature strips are 6.3metres wide in Tara Street and 6.9 metres wide in Venetia Street giving the land an open space aspect.

The land is situated in the proposed zone "E4 Environmental Living".

We wish to support the Amended Draft Sutherland Shire Local Environmental Plan 2013.

In particular we wish to support the E4 Environmental Living fact sheet in relation to Dual Occupancy Housing, under DSSLEP2013 Equivalent Zone E4 Environmental Living.

We refer to Zone E4 Strata Title Subdivision where it is permitted on a minimum lot size of 700m² with a FSR of 0.5:1, landscaping of 35% and a height of 9m. This zoning requirement has our strong support.

We trust that the above Zone 4 Strata Title Subdivision requirements will NOT be amended and will become Council's policy.

Yours faithfully,

A.J. & J.L. Robinson.

