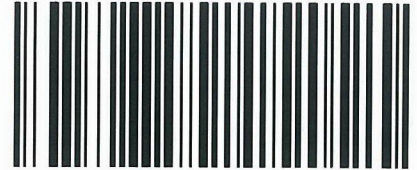


14 December 2013

Marion Pate
Sutherland LEP Review
NSW Department of Planning and Infrastructure
PO Box 39
Sydney NSW 2001

3 Weemala Avenue
Kirrawee NSW 2232
Email: eatherbp@optusnet.com.au
Phone: 95217909



Dear Ms Pate

RE: Amended Draft Sutherland Shire LEP 2013

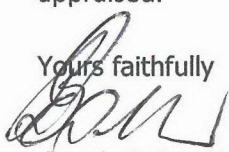
In October we made a submission to the Sutherland Council re the draft LEP and its effect on our property at 329-331 Forest Rd Sutherland. We now understand that a fresh submission is required.

The suggested zoning of our land under the proposed LEP is: R2 with a FSR of .55 : 1.0
The Requested zoning of our land under the proposed LEP is: R3 with a FSR of .70 : 1.0
Our reasons for requesting the change include:

- a. The land is immediately to the south of a large Town House development which runs between 77-79 Belmont St and 60-64 Merton St.
- b. Land approximately 150 meters to the North has been zoned R4 - a far greater density than requested.
- c. The land is favourable for redevelopment because:
 - i) It slopes down to Forest Road and therefore allows for drainage to the street without the need for easement through adjacent property.
 - ii) Motor vehicle access to the redeveloped site would easily flow to Forest Rd.
 - iii) The blocks are large – 1348 sqm in total.
 - iv) The property structures are old, one is in a poor state of repair and repair /reuse as accommodation is uneconomic.
 - v) The property location is close to the Sutherland CBD, rail, schools, etc and therefore would be desirable to a great number of residents.
- d. Redevelopment would not result in overshadowing of any property – being on the Northern side of Forest Rd.
- e. The current Zoning does not allow for profitable redevelopment by builders:
 - i) The density under the proposed zone, at 150sqm per dwelling, is 4.9 properties.
 - ii) The density requested, at 150sqm per dwelling, would be 6.3 properties.
- f. The current state of the properties would not be attractive to single home buyers.
 - i) The estimated current sale price to a single property buyer is thought to be \$550,000-\$650,000
 - ii) Cost of Building for a single property would, we suggest, be \$150,000 - \$250,000.
 - iii) The total project is therefore seen to be \$700,000 - \$850,000
 - iv) A single home buyer would find it, we suggested, preferable to buy an existing property in a more attractive location for the same expenditure.
- g. There is a precedent in the same proposed zoning which has been approved for the higher density requested. This is the development at 8-14 Minerva St Kirrawee.

- h. There are several similar properties immediately adjacent to ours which should be similarly be appraised.

Yours faithfully


Bernie & Sue Eather

