

From: [JOHN HOLT SURVEYORS](#)
To: [Sutherland LEP Review](#)
Subject: INDEPENDENT REVIEW LOCAL ENVIRONMENTAL PLAN 2013
Date: Thursday, 13 February 2014 12:38:18 PM
Attachments: [image001.png](#)
[SSC LEP 13-2-2014-.pdf](#)
[SSC LEP 30 4 2013.pdf](#)
[SSC LEP 30-10-2013-.pdf](#)

**JOHN R. HOLT
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13 February 2014

Attention Dr John Roseth & Ms Meredith Sussex AM,

Dear Sir & Madam,

Please find attached my submission in relation to the independent review together with copies of my support sent previously.

Should you wish to discuss this matter with me further please do not hesitate to contact our office.

Regards John Holt, OAM.

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Ref: LEP/03/79340

13 February 2014

Dr John Roseth & Ms Meredith Sussex AM,
Independent Review Panel,
P.O. Box 39,
SYDNEY. N.S.W. 20001

Dear Dr Roseth & Ms Sussex,

I write in support of the inclusion of dual occupancies in zones E3 and E4 (area A). There are many excellent examples of existing well designed strata subdivided dual occupancies in zones E3 and E4 that were constructed prior to the prohibition.

Once constructed the ownership of a dual occupancy, has absolutely no effect on Council, nor does it have any effect on the amenity of the neighbourhood or that of nearby properties and causes no effect on the infrastructure of the area.

The LEP 2013 provides for the construction of dual occupancies, and now Strata subdivision in zones E3 and E4 (permitted area "A") which fortunately will no longer force owners to prepare subdivisions by company title, which is vastly inferior to Torrens or Strata Title ownership. As a Registered Surveyor I have been called upon to prepare plans to be annexed to the articles of association or companies that have been specifically set up to enable the shared ownership of dual occupancies and multiple tenancies.

The main purpose of the creation of the Strata Titles Act in the in 1961 was to eliminate the need for the cumbersome Company Title subdivision of ownership of buildings.

The LEP must retain the provision for the Strata subdivision of dual occupancies in all zones.

When finalizing the new LEP 2013 Council must ensure that all dual occupancies in all zones can be subdivided by either a Torrens or Strata Subdivision.

Yours faithfully

John Holt OAM
(Registered Surveyor)



JOHN R. HOLT SURVEYORS

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Ref: SSC LEP Submission

30th April 2013

To the Officers in Charge
Environmental Planning Unit
Sutherland Shire Council
Locked Bag 17, SUTHERLAND 1499

Dear Madames and Sirs,

The Draft LEP in reference to Dual Occupancies states

*"It will be possible to subdivide a lot after development of a dual occupancy development. In Zones R2, R3, and R4, **THERE ARE NO MINIMUM LOT SIZES OR DIMENSIONS** for Strata or Torrens Title subdivision of dual occupancy developments"*

Then for properties immediately adjacent or on the other side of a road the Draft LEP then states

"In Zones E3 and E4 it will be possible to build dual occupancies but dual occupancies cannot be subdivided unless they meet the minimum lot sizes and lot dimensions required for the zone."

Please note, that currently there are no minimum lot sizes for the Strata or Torrens subdivision of dual occupancies in Zones E3 and E4, as dual occupancies have not been permitted in these zones for some years.

I write in support of dual occupancies in all zones. There are many excellent examples of existing well designed strata subdivided dual occupancies in zones E3 and E4 that were constructed prior to the prohibition.

Once constructed the ownership of a dual occupancy, has absolutely no effect on Council, nor does it have any effect on the amenity of the neighbourhood or that of near by properties and causes no effect on the infrastructure of the area.

The LEP provides for the construction of dual occupancies in all zones, however the failure to allow the Torrens or Strata subdivision in zones E3 and E4 is forcing owners to prepare subdivisions by company title.

The LEP must provide for the Strata or Torrens subdivision of well designed dual occupancies in all zones.

As a Registered Surveyor I have been called upon to prepare plans to be annexed to the articles of association or companies that have been specifically set up to enable the shared ownership of dual occupancies and multiple tenancies. This method of ownership is vastly inferior to the Torrens or Strata Title ownership. The main purpose of the creation of the Strata Titles Act in the in 1961 was to eliminate the need for the cumbersome Company Title subdivision of ownership of buildings.

When finalizing the new LEP Council must ensure that all dual occupancies in all zones can be subdivided by either a Torrens or Strata Subdivision.

Yours faithfully

John Holt
(Registered Surveyor)



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Ref: LEP/03/79340

31 October 2013

To the Officers in Charge
Environmental Planning Unit
Sutherland Shire Council
Locked Bag 17, SUTHERLAND 1499

Dear Madams and Sirs,

I write in support of the inclusion of dual occupancies in zones E3 and E4 (area A). There are many excellent examples of existing well designed strata subdivided dual occupancies in zones E3 and E4 that were constructed prior to the prohibition.

Once constructed the ownership of a dual occupancy, has absolutely no effect on Council, nor does it have any effect on the amenity of the neighbourhood or that of near by properties and causes no effect on the infrastructure of the area.

The LEP 2013 provides for the construction of dual occupancies, and now Strata subdivision in zones E3 and E4 (permitted area "A") which fortunately will no longer force owners to prepare subdivisions by company title, which is vastly inferior to Torrens or Strata Title ownership. As a Registered Surveyor I have been called upon to prepare plans to be annexed to the articles of association or companies that have been specifically set up to enable the shared ownership of dual occupancies and multiple tenancies. The main purpose of the creation of the Strata Titles Act in the in 1961 was to eliminate the need for the cumbersome Company Title subdivision of ownership of buildings.

The LEP must retain the provision for the Strata subdivision of dual occupancies in all zones.

When finalizing the new LEP 2013 Council must ensure that all dual occupancies in all zones can be subdivided by either a Torrens or Strata Subdivision.

Yours faithfully

John Holt
(Registered Surveyor)