



2 Dunkeld Close,
BURRANEER NSW 2230

30 January 2014

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

Dear Dr Roseth & Ms Sussex,

INDEPENDENT REVIEW

LOCAL ENVIRONMENTAL PLAN 2013 (LEP2013)

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.

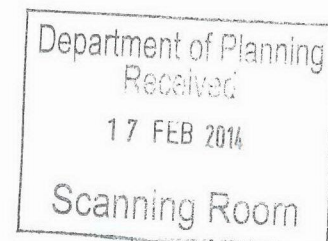
The LEP 2013 provides for the construction of dual occupancies, and now Strata subdivision in zones E3 and E4 (permitted area "A") which fortunately will no longer force owners to prepare subdivisions by company title, which is vastly inferior to Torrens or Strata Title ownership. The main purpose of 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

CRAIG TURNER.



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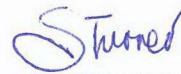
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SUSAN TURNER.