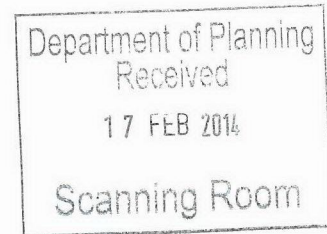




135 WOOLLOOWARE ROAD
BURRANEER N.S.W. 2230

30 January 2014

Marian Pate,
Sutherland LEP Review,
P.O. Box 39,
SYDNEY. NSW 2001



Dear Madam, RE: INDEPENDENT REVIEW SSLEP 2013

I write in **SUPPORT** of the amended draft Sutherland Shire LEP 2013.

The better utilization of existing infrastructure should be a fundamental platform for any planning policy. Sutherland Shire has for many years had development codes and Development Control Plans that have **prohibited** the full and better use of the existing facilities.

The Shire has land parcels with areas that are many square metres in excess of those in other urban Local Government Areas, and many areas of much lower population density than other Local Government Areas.

Firstly, the reduction of minimum lot sizes for subdivision, and the allowance of dual occupancy subdivision wherever possible is a positive step to better use of infrastructure.

Secondly, once constructed the ownership of dual occupancies, if unable to subdivide by Torrens Subdivision, the inclusion of Strata Title is also a positive step in the Amended LEP 2013 and should form an integral part of the social planning.

There are sound economic reasons for allowing the subdivision of dual occupancies. Young home purchasers are provided with more opportunity to enter the housing market at an affordable level by being able to purchase a dual occupancy property under Strata Title.

Likewise, older persons can provide for their retirement, by constructing a dual occupancy on a property that has become too large or too difficult for them to maintain. By subdividing and selling part of their property persons can afford to remain in their familiar surrounds rather than downsize and move away from their family and friends

Once approved and constructed, the way a dual occupancy is owned has absolutely no impact on the environment in any way. A dual occupancy owned by two different owners by Strata Title, does not create any different impacts on the amenity than one that has been previously forced to remain on one title, as it has been under previous Shire LEP's.

In fact because of the Shire's previous prohibitive policies, many owners have been forced to enter the much poorer, more cumbersome, less financially acceptable and far less flexible method of "Company Title" arrangements in order to share equity in a property.

Again the ownership by way of Strata Title of a Dual Occupancy has absolutely no impact on the amenity, usage of the surrounding area and infrastructure.

With Strata Subdivision, should in the long term future, further urban consolidation again change the usage demands on the land, then the original lot layout in the Torrens Title System remains unaltered.

I strongly support that Sutherland Shire LEP 2013 allowance for new construction of dual occupancies in all residential areas outlined in amended draft LEP 2013 & allow the Strata Title Subdivision of or Torrens Subdivision of those residences.

Regards

KATE & JAKE HOBJAN

23 Taloombi Street,
CRONULLA. N.S.W. 2230

13 February 2014

Marian Pate,
Sutherland LEP Review,
NSW Department of Planning & Infrastructure,
P.O. Box 39, SYDNEY. N.S.W. 2001

Dear Madam,

I once again write in **SUPPORT** of the amended draft Sutherland Shire LEP 2013.

The better utilization of existing infrastructure should be a fundamental platform for any planning policy. Sutherland Shire has for many years had development codes and Development Control Plans that have **prohibited** the full and better use of the existing facilities.

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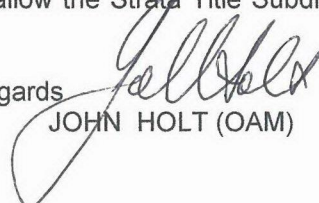
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The Lep 2013 should also include podium landscaping to be included (even in part) in the E3 and E4 zones as landscaped area whether or not the landscaping is considered "deep soil planting". Grassed podiums and smallish plants do not require deep soil planting.

I strongly support that Sutherland Shire LEP 2013 allowance for new construction of dual occupancies in all residential areas outlined in amended draft lep 2013 & allow the Strata Title Subdivision of or Torrens Subdivision of those residences.

Many thanks for taking the time to read my correspondence, regards


JOHN HOLT (OAM)

9/56-58 Nicholson Parade
CRONULLA N.S.W. 2230

13 February 2014

Marian Pate,
Sutherland LEP Review,
P.O. Box 39,
SYDNEY. NSW 2001

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I look forward to your reply.

SHAUN HOLT.

14 SEAFORTH AVENUE
CRONULLA N.S.W. 2230

13 February 2014

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Sutherland LEP Review,
P.O. Box 39,
SYDNEY. NSW 2001

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I look forward to your reply.

EMMY HOLT.

14 SEAFORTH AVENUE
CRONULLA N.S.W. 2230

13 February 2014

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Sutherland LEP Review,
P.O. Box 39,
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I look forward to your reply.

DANE HOLT.