

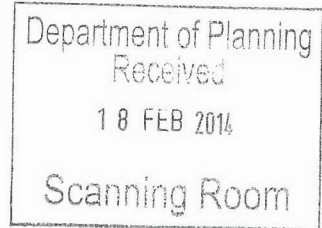


PCU51397

10 February 2014

Mrs Ada Czaban
445 Woronora River Frontages
Barden Ridge NSW.
PO Box 259
Sutherland NSW 1499.

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



Dear Ms Pate,

Sutherland LEP Review and Shackles Estate Residents

I am writing on as one of the concerned householders of Shackles Estate where the Sutherland Draft 2103 LEP would seriously undermine my existing use rights. The proposed zoning change for my estate from Rural to E2 where a dwelling house is no longer permissible, has left me worried and uneasy about the future of my estate in my retirement.

My worries began when the existence of Shackles Estate residents in the first LEP draft was ignored and Council responded to our concerns by suggesting that our existing use rights were protected under the Environmental Planning and Assessment Act, 1979. I saw this as meaning that any application to rebuild, renovate or extend my home would automatically be rejected by the Council and require me to take any proposal to court to claim existing use rights. This would also undermine the value of my estate by the added uncertainty and potential court expenses.

Council response to resident feedback was to maintain the E2 zone and include a specific provision to allow residents permission for alterations or limited enlargements only. No specific mention of permission for home occupation or allowance for rebuilding was included which creates confusion and does not address my concerns.

The inconsistency with the E3 zoning allowed in the adjacent undeveloped land is also confusing. While interfering with existing use rights to supposedly protect the river valley, the draft LEP opens undeveloped land up to development. Surely the zones should be consistent.

Yours faithfully,

Mrs A. Czaban