
Sent: 27/06/2021 4:28:17 PM
Subject: Online Submission

27/06/2021

MRS Sheralee Hogan
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WARRIEWOOD NSW 2102
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RE: DA2021/0715 - 11 B Hill Street WARRIEWOOD NSW 2102

Dear Nick, We are supportive of the subdivision, but have concerns regarding future potential over development of the sites. The E4 zoning requires Low Density Development in the sensitive landscape area of Warriewood Ridgeline, sites of a minimum 16m width and 27m depth and 550m². The smaller, undersized lot could be conditioned to remain a single level, smaller dwelling to minimise potential increased density and population to these sites. This is important as the long access driveway is already more than 45m long, with no potential for a passing bay and will act as the primary vehicular and pedestrian access for both sites. Minimising the risk of over development is important for meeting the objectives of the E4 Environmental Living Zoning, being low impact, low density and retaining the landscape quality of the site. Regards Sheralee and Tim Hogan