

From: Walter Gordon [walterg@meriton.com.au]
Sent: Tuesday, 24 February 2015 11:41:20 AM
To: Pittwater Council
Subject: SUBMISSION - PLANNING PROPOSAL PP0001/14

Liza Cordoba,

I refer to Council's Planning Proposal PP0001/14 and PP0002/14 and make the following comments.

Riparian Corridor

We note that the Riparian Corridor is to become 25m in width. Council's Section 94 Contribution Plan must also be amended to reflect the riparian corridor be acquired by Council on a square metre basis to the land value of the residential zoning.

Dwelling Yield

Standard calculation of dwelling yield is based on an entire site area. Objection is raised to continuing with calculating the dwelling yield on the net developable area.

We continue to object with the density on the land known as Buffer Area 1M. The DA currently before the Court demonstrates an appropriate dwelling yield can be provided on the site.

Building Height

Proposed height map for all sites do not allow for any urban design or site typography considerations. With regard to Buffer Area 1L, there is opportunity to provide taller dwellings in the centre of the site, which was previously acceptable in the first Warriewood Strategic Review report.

LEP clauses should be amended to include a provision for more height to ensure the density allowed can be achieved.

Land Zoning Map

Land located in Buffer 1M continues to be zoned R3 – Medium Density Residential with 0 dwelling yield. If Council wants this land for flood storage purposes that is generated from a wider catchment, then this land should be acquired by Council, which is standard practice in other local government areas.

Yours Sincerely

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