

DETAILED COMMENTS CONCERNING THE PROPOSED ZONING MAP'S EFFECT ON 10 CHILTERN ROAD

This graphic has been extracted from the proposed zoning map:



10 Chiltern Road is outlined in red. Currently some one quarter of the site is proposed to be taken for the creek.

If the guidance DPI Water's (2012) Guidelines for riparian corridors on waterfront land requirements is followed the green area will be restricted to 10 meters from the banks of the creek or something less than 25 meters not the 70 to 100 meters shown on the proposed zoning.

In addition while no guidance is given for the 'water management' areas most of them are very much up slope from the creek which is in a very deep cut at this point. We cannot understand its purpose but 12 Chiltern Road, only two blocks to the North, is in government ownership and could be used for any 'water management' without cost to the public purse for land acquisition or loss the the owners of 10 Chiltern Road.

We would propose that the zoning map appear more like this:



with the area adjacent to Chiltern Road being zoned the same the the property it is contiguous with (12 Chiltern Road). Currently this is low density but it may be medium density if a general submission covering a number of adjacent blocks to 10 Chiltern is acted on.

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