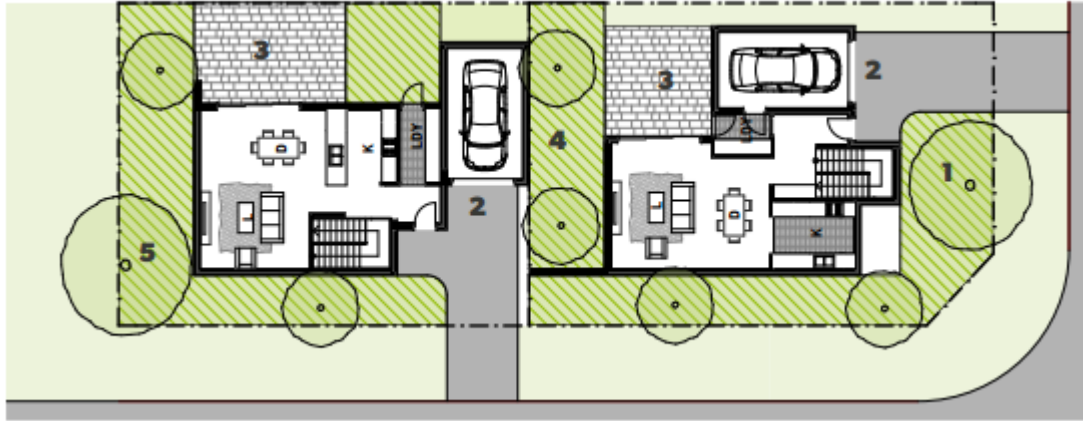


A comment regarding zoning and minimum lot sizing:

I have been doing some research into a property that could possibly be developed using the guidelines in the MDDG. The existing lot size is 730m² and is zoned R2, it is a corner block ideal for a minimum of “Two Dwellings Detached”, ie:



Taken from page 176. (almost the exact configuration of the site in question)

In my mind the site could quite easily accommodate the “Terrace Houses – Car Parking to Primary Road” model also:



Taken from page 179.

Unfortunately the LEP controls for Warringah Council regarding R2 Zoning do not allow Dual Occupancy or Multi Dwelling Housing. (even though it is now Northern Beaches Council and both of the other 2 members of Northern Beaches Council allow Dual Occupancy in R2. Manly Council also allows Multi Dwelling Housing in R2)

Also there is a minimum lot size of the site I am looking at which is 600m².

This leads to the question; how can there be new guidelines and CDC rules for Medium Density dwellings when differences in Council zoning forbid it? If this is a SEPP, does it not take precedence over the LEP in terms of minimum lot size or land use? Why does there need to be any connection to the LEP if we are trying to do it as CDC? The whole purpose of this is to promote affordability and increase density in Residential areas, not to be under the same constraints that already exist in the individual Councils LEP. How is it possible to refer to a minimum lot size in the LEP which is 600m² and the Design Guide recommends a minimum lot size of 200m² for a corner block "Two Dwellings Detached"?

Kind regards,

Michael Legend