



8:00am to 5:30pm Monday - Thursday, 8:00am to 5:00pm Friday  
Phone 9970 1111

22 October 2014

SCOTLAND ISLAND RESIDENTS ASSOCIATION  
PO BOX 70  
CHURCH POINT NSW 2105

Dear Sir/Madam

### Public Exhibition of 1200sqm Subdivision Control Review

Pittwater Council is currently reviewing the minimum lot size for residential properties in Pittwater identified as environmentally sensitive.

There has been a longstanding inconsistency in Council's planning documents regarding the minimum lot size for low density residential land. The Pittwater Local Environmental Plan 2014 (LEP) has a statutory minimum lot size of 700sqm or 550sqm for residential land. However Council's Pittwater 21 Development Control Plan (DCP) has a policy requirement of 1200sqm for properties identified as environmentally sensitive. In order to ensure clarity and consistency in Council's planning documents, it is proposed to have one minimum lot size contained in the LEP.

Council is considering a few options moving forward and have prepared a discussion paper titled *Subdivision in Pittwater – 1200sqm subdivision control*. The discussion paper outlines the history of the 1200sqm subdivision control, identifies options, the criteria for a 1200sqm minimum lot size, and the issues surrounding the control.

Before moving forward with a decision on the 1200sqm subdivision control, Council is seeking the communities' views and opinions.

The discussion paper is on public exhibition from **25 October 2014 until 6 December 2014**. Additional information is available on our website ([www.pittwater.nsw.gov.au/1200review](http://www.pittwater.nsw.gov.au/1200review))

Comments should be made in writing marked '1200sqm Subdivision Control Review' and forwarded to Pittwater Council by **6 December 2014**. To be kept informed on the 1200sqm Subdivision Control Review, please include your mailing or email address.

Please note that all submissions will be treated as public documents and may be made available on request, on Council's website and/or reproduced in future Council reports.

To find out more about the 1200sqm Subdivision Control Review, visit our website at [www.pittwater.nsw.gov.au/1200review](http://www.pittwater.nsw.gov.au/1200review). Alternatively you can call Customer Service on (02) 9970 1111.

Yours sincerely

Anne-Maree Newbery  
**Principal Planner (Strategic)**