

From: Alexander Hilyard <ahilyard@optusnet.com.au>
Sent: 10/12/2009 03:29:25 PM
To: pittwater_council@pittwater.nsw.gov.au
Subject: Planning Proposal - 4-8 Forest Road, Warriewood R001/05 (Sector 5) - please confirm receipt of this email by return email.

Attention: Kelly Wilkinson, Contact Officer Subject: Planning Proposal – 4-8 Forest Road, Warriewood R001/05 (Sector 5) Alexander Hilyard and I are the owners of 70/2 Forest Road, Warriewood. Townhouse 70 is the first townhouse on the left as you enter the complex from Forest Road. Our property adjoins the property at 4-8 Forest Road. Alexander and I have the following concerns regarding the proposed development as outlined in documentation on Pittwater Council's website: **Reduced privacy**At the back of our property and adjoining 4-8 Forest Road there is a retaining wall that is graded from about 1.5 to 2.5 metres with a brush fence above it. Behind that there is a small amount of bush. The proposal shows a dwelling backing onto our property. As the proposed dwelling is quite a lot higher up the slope than our property, we are very concerned that we will lose the privacy that we currently have in our garden and in our main bedroom. **What will be done to ensure that we maintain the same level of privacy as we have now?** **Potential damage to existing retaining wall**What will be done to ensure that the existing retaining wall is not damaged as a result of the development? **Affected flora and fauna**There is a well-established palm tree overlooking our garden on 4-8 Forest Road. **Would you please confirm that this old tree is maintained and not destroyed.** We are also concerned with **what will happen to the owls on the property, that we hear most nights, when the proposed development proceeds.** **Inadequate parking**We already have parking problems in Forest Road without another 74-75 dwelling subdivision at 4-8 Forest Road. For instance, one evening when someone parked on the nature strip outside 2 Forest Road, when there was no parking in the street, someone let their tyres down. Adding more dwellings without adequate parking will only add to tensions within the Forest Road community. We are continually having issues in our own complex with residents parking in visitors parking because there is insufficient street parking. On a number of occasions, Alex and I have had to ask those attending the school on normal school days and days with events at the school to move their vehicles as they are trespassing in our complex's visitor spaces. This further adds to tensions living next to the school in a small cul de sac. On page 12 of the Development Application (2005) the environmental report states that there should be two car spaces per townhouse but the proposed development plan does not include two spaces per townhouse and so this does not appear to comply with the RTA's Guide because some townhouses will only have one car space. **We suggest that additional parking be provided within the development. Will parking be provided underground for instance to cater for more spaces?** **Inadequate roads and public transport**In the traffic report it states that "traffic and transport has been thoroughly planned to meet the needs of the future residential population and workforce". If you lived in the Warriewood Valley and had to use Mona Vale Road to get to work, you would find this hard to believe. We do not agree that this is the case and increasing the density of the valley with this proposed development will exacerbate the situation. I drive to Manly because the bus service to and from the Warriewood Valley is poor. **It is far from "reasonable access to public transport"**. It hardly discourages use of dependency on cars. This development could easily add a potential 150 cars a day (including visitors) to our small streets and there has been little change over the past five years to make the streets any safer or to cater for the additional volume. **We do not agree with the comment on page 16 of the traffic report that "6. There will not be any adverse traffic, parking or**

traffic related environmental implications resulting from the development.” The older documentation states that there will be 75 dwellings in the planned proposal and more recent documentation states that there will be 74 dwellings. With 74 dwellings an RTA referral is not required because it is below the threshold of 75 dwellings. If there are 75 dwellings on the site, the traffic report states on page 5 that the development must be referred “to the Development Committee and the Sydney Regional Development Advisory Committee (RTA) respectively”. Would you please confirm whether there are 74 or 75 dwellings on the site and if there are 75, that the development will be referred to the Development Committee and the Sydney Regional Development Advisory Committee (RTA) respectively. **Inadequate documentation on the website** Some documents listed on the website had blank pages, including:

Draft Warriewood Valley Urban Land Release Planning Framework (pp 55-62, 70-74, 77-82); and Geotech Report (pp 8-115).

The Council should carry out a quality check to make sure that all pages of documentation have been correctly copied to the pdf documentation on the website. Would you please send the full documents by return email for review. Would you please advise when Council will be discussing community feedback to this proposal so that we can attend. Thank you
Regards
Katherine

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