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Sent: Sunday, 26 January 2014 11:13:22 AM
To: Pittwater Council
Subject: Comments on planning proposal PP0007/13

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Issues connected with this proposal are listed below, in no particular order.

- **Building height.**
The heights of the proposed buildings will exceed those that are appropriate and allowable for the location. The Warriewood Valley plan height restrictions are to be adhered to. They will dominate the surroundings and have a negative aspect on the wetlands views. They are an issue with the Meritone development along McPherson Street, even with the substantial buffer zone between them and the wetlands.
- **Housing density.**
If there is a reference in the proposal on housing density, then I could not find it. Given the discussions that took place on the rest of the Valley, any development on the proposed site must adhere to the same rules to avoid another inappropriate Meritone style development.
- **Buffer zones.**
The plan does not seem to indicate any, or sufficient, buffer zones between the buildings and the public playgrounds or the wetlands. The plan appears to appropriate the public land to provide green corridors without surrendering any of its own. All buffer zones should be proportionate to the permitted building height. Buildings should not cast any shadows over any public land and playing fields.
- **Appropriating public land.**
Under no circumstances should Council surrender a square meter of reserves or playing fields. With a growing population these are almost sacred lands for when it is gone you cannot get it back. You may trade for a same or larger area in the immediate area that may be suitable, but not to fragment the total area.
- **Parking.**
Increased utilisation will bring increased parking demands. I am not convinced that the proposal addresses this issue properly. The development, when occupied, will bring the inevitable on-street parking needs. Any expansion of Centro will add to that, leaving nowhere to go for those that use the sporting fields or the community centres along Jacksons Road, especially on the weekends. The traffic report does not mention this.

In summary the proposal advocates overdevelopment with scant regard for the amenities of the community or the environment. I therefore do not support the rezoning to mixed use development and ask that Council proceeds with RU2 Rural Landscape zoning.

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