

TO CHERYL WILLIAMSON
SENIOR PLANNER
NORTHERN BEACHES COUNCIL
PO BOX 882
MONA VALE NSW 1660

10th of January 2017



Dear Cheryl Williamson

Re: PRELIMINARY NOTIFICATION (NON STATUTORY) OF A DRAFT PLANNING PROPOSAL (REZONING) FOR 15 JUBILEE AVENUE, WARRIEWOOD

Its very poor planning to allow spot rezoning solely to benefit a single applicant to achieve over development. It will create a precedent that all similar zoned owners can use in the Land and Environment court to achieve similar over developed properties. The majority of Warriewood Valley has been developed with an 11 metre height limit and it is unreasonable at this stage of the Valleys development to increase the height to 15 metres. Similarly the floor space ratio of 1:1 is proposed to be increased to 1.5:1 which will result in excessive development and requiring additional parking.

Isn't it interesting that 30 years after the Gazetting of Warriewood Valley from the peaceful rural valley that it had been since the early settlers like my Grand Father settled in 1928. Now we are again faced with major rezoning proposals only to suit Blackmore's.

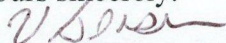
Back in 1986-87 the residents of Warriewood Valley were assured by Warringah Council that there would be **NO LOSS OF RESIDENTIAL AMENITY** with the rezoning of Stage 1 Warriewood Valley industrial areas. We told the original Council that the community of Mona Vale & Warriewood would rather live here than work here and that has been proven many times over with 95% along Warriewood Roads originally rezoned 4B industrial properties being rezoned to residential. The entire length of the Western side of Warriewood Road was Gazetted as 4B industrial. Thirty years later we have 1 factory adjacent to Warriewood Road.

The Gazetted Plan said we would have no Industrial traffic in the residential areas. Jubilee Ave was to be closed before the RSL. We have had a never ending parade of huge industrial trucks doing 3 point turns in the intersection of Warriewood Road & Jubilee since Blackmore opened.

In hind sight, let's pretend we are back in 1987 the year Warriewood was rezoned, and today we asked most rate payers if we should consider zoning any of Warriewood Valley into Factories or anything similar. Only a fool would say yes. Most of the community of Mona Vale & Warriewood would rather live here than work here!

We don't want huge trucks blindly doing 3 point turns in residential streets. We don't want traffic jams caused by poor designs by Blackmore's and Council congesting our 1 lane residential streets.

Yours sincerely,


Valerie and Kyle Jensen
185 Warriewood Road
Warriewood NSW 2102