

From: Toumi, Nadia [Nadia.Toumi@det.nsw.edu.au]
Sent: Saturday, 28 February 2015 2:52:59 PM
To: Pittwater Council
CC: illyphe@bigpond.net.au; philippe@custoum.com.au; Peter Hayes (peter_andamanteak@bigpond.com)
Subject: Warriewood Valley Strategic Review Addendum Report Planning Proposal (PP0001/14)

Dear Council Official; Town Planner;

The Warriewood Valley Strategic Review Addendum Report was reported to Council's meeting of 17 November 2014. Council, having considered the outcomes of the exhibition process, resolved to adopt the Addendum Report. The recommendations of this Report included changes to the Warriewood Valley Release Area boundary and specific legislative changes to certain properties via a Planning Proposal (PP0001/14) to amend the Pittwater Local Environmental Plan 2014 (LEP).

In regard to the Planning Proposal seeking to :

1. Amend the Urban Release Area Map by amending the boundary of various sectors within the Warriewood Valley Release Area, including adding and removing various sectors or parts thereof.
2. **Amend the Land Zoning Map to rezone specific land.**
3. Amend the Minimum Lot Size Map to remove the lot size applying to specific land.
4. Amend the Height of Buildings Map to amend the maximum height applying to specific land.
5. Amend/introduce dwelling yield provisions for sectors in the Warriewood Valley Release Area.

We; Nadia Toumi and Philippe Cussinet; as resident owners of 4 Fern Creek Road; sector 901H; we refer to item 2 ; [Amend the Land Zoning Map to rezone specific land.](#)

1. We also refer to :

PART 2: EXPLANATION OF PROVISIONS

3. Amendments to the Land

Zoning Map

□ Sheet LZN_012

DESCRIPTION: Rezone battle-axe portion of 4 (Lot 3 DP 736961) and 5 (Lot 4 DP 736961) Fern Creek Road (Sector 901H) from RU2 Rural Landscape to R3 Medium Density Residential.

Residing at 4 fern creek Road, we would like to state that we do agree with the above wording which seems to include all our driveway battle axed and not only a smaller portion the Eastern side. We would like to see the western side of battleaxed driveway also included.

2. Regarding: [Sector 901H Not more than 3 dwellings](#)

We do not agree with the density being 3 dwellings when our neighbours have reached 28 dwellings yield!

3. I refer to:

Sector 901H consists of the battle axe portion of two properties and is situated between residentially zoned Sectors 901B and 901C. Sector 901H is proposed to be rezoned from a rural zone to R3 Medium Density Residential zone. The sector is currently utilised as a driveway and largely cleared. The rezoning of Sector 901H will allow either adjoining sector, which have already been rezoned R3 Medium Density Residential, to incorporate this additional land (approximately 1,100 square metres) into their development site.

As already discussed with Council many times till recently; We do not agree with this little portion 1100sqm of our driveway to be developed to benefit only our developing neighbours and leaving us without a plan for a proper access to our property; we have recommended many times that we would require the WESTERN SIDE OF our DRIVEWAY TO ALSO BE INCLUDED. This would provide better access to the school and neighbouring areas.

4. "This planning proposal is NOT consistent with the pattern of surrounding land uses" contrarily to what your report states on page 9.

IN CONCLUSION: We would like to suggest that the Western part of our driveway should also be rezoned so that it could be included in the development plans for the land to the North (currently owned by Australand).

Surely this is only fair given that the rest of our land has been removed from the original release area after 15 years or more of expectation!!

// we are extremely disappointed and have been hardly done by. **We do object for this proposal (PP0001/14) on exhibition to proceed.**

Kind Regards

Nadia TOUMI and Philippe CUSSINET
0408 395513

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