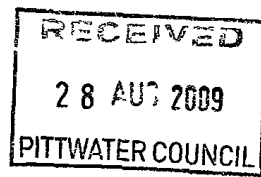


26/08/2009



Mr Mark Ferguson,
General Manager
Pittwater Council
PO Box 882
Mona Vale NSW 1660

231 Macpherson Street
Warriewood
NSW 2102

C C – Councillors James, White, Giles, Hock and Grace

Dear Mr Ferguson,

RE : Planning Proposal to permit 'Neighbourhood shops' and 'restaurants' at 23B Macpherson Street, Warriewood.

I am writing to you in regard to the above application which I understand Councils planning department is currently assessing

I would like to begin by indicating the communities disappointment in regards to the amendments to part 3 - 'Gateway determination', of the Environmental Planning and Assessment Act 1979, adopted by The Department of Planning on 1 July 2009 I understand that council is to submit to the department their 'planning proposal' to rezone, including justification of its merits prior to any public consultation I, and my fellow residents, are outraged at the new process, whereby residents input is only sought once a decision to proceed with the rezoning has been made I would like to ask how the Department can make such a decision with only comment from one party The Council may very well have different views on the merits of an application than the affected residents In this particular case that is true

Therefore I ask that you take into consideration the points outlined below when considering this proposal

When the original planning for Warriewood Valley (The Ingleside/Warriewood Urban Land Release Study) was begun, some 20 years ago, it was identified that the new residents would need access to additional recreational space that was spatially central to the incoming population This was to be in the form of both parkland, bushland, walking/cycle tracks and indoor community space such as community centres I understand from the long and arduous consultation with both the community and other authorities that the next set of plans (Warriewood Valley Urban Land Release Planning Framework) for the valley changed somewhat This included but was not limited to the creek line corridors being able to provide a great deal of the outdoor recreational space, and also that the additional requirements for a community centre could be accommodated within current centres This then leads me to 23B Macpherson Street

The vicinity around the intersection of Garden and Macpherson Streets, within the valley planning was originally identified to be the site for a focal neighbourhood centre – this was

26/08/2009

explained to Pittwater residents as a community centre. When the masterplan for Sector 8 was adopted, it was then identified that this space may accommodate a **SMALL** neighborhood centre in the form of a corner store and possibly a few other shops along with some residential. This was the premise that the developers advertised and sold their developments, and the new residents of Warriewood Valley decided to purchase their properties.

The HillPDA assessment commissioned by Pittwater Council in 2006 and based on the 2001 Census, concluded that there is current demand for a supermarket of 800sqm and retail space of 371sqm. This study would have had to take into consideration the impending land release within the valley, considering planning for it had started some 10 years earlier! It's interesting to also note that the current developers of the site commissioned their own assessment of Retail Demand based on the 2006 Census, and in the short space of 5 years (still noting the land release was imminent) the demand had increased by **400%**. Following on from the first study, the current planning documents for this site indicate a permissible retail space of 1171sqm with an additional residential component. I, and I believe most of the community, are not against, and even in support of such a small development. I understand the new proposal for this site is likely to be in the vicinity of retail space of 3950sqm with no residential component. This is totally against your own planning controls, and is completely out of character with the residential and community areas immediately adjacent to the site.

Within the Council report to the Planning an Integrated Built Environment Committee Meeting of 20th July under Section 5.1.1 the officer indicates that "Progressing the plan-making process to permit a retail facility on this site will bring to fruition development of the site as originally planned". Well this is an untrue statement, as it was, and still is, planned as an 1171sqm retail space, and not 3950sqm retail space.

I find it quite amusing that within the Planning Proposal (A3) you indicate that the centre is to offer retail space "limited to serving the daily shopping needs of residents in the release area". I would like to know how you propose to enforce it to only residents in the release area? This is a ridiculous comment and once built, anything is available to anyone!! Only increasing our concern for increased traffic, noise and loss of amenity.

(B1) of the Planning Proposal argues that the Sydney Metropolitan Strategy and the Draft North-East Sub-Regional Strategy "promotes the location of a local centre within a residential area". It goes on to say the Centres' Hierarchy envisages it will be a "small village" or "neighbourhood centre". I would argue that this rezoning to allow such a large retail development will make it neither "local" nor "small" and as such will be in contradiction to these Strategies.

In (C2) the question is asked, whether there are likely to be any environmental effects as a result of the Planning Proposal. Well of course there are! This development will be the same size as the Coles at Warriewood Square!! The areas of traffic, water, and amenity will be detrimentally affected by such a large development on a site that sits right in the middle of a

26/08/2009

residential area. The comment that there are "specific controls applying to the subject property" are certainly integral to a development proposal, but the argument is whether there is capacity to accommodate such a development that is neither wanted or needed in this area!

In closing, I would like to again explain that most of the residents of the Warriewood Area and more importantly - the immediate area - are not against a "small" "neighbourhood" retail space and other residential buildings being built on the subject site. My main concern is the change in zoning will then permit such a large, out of character development that will have a detrimental effect on the amenity of my property. I request you take all of these relevant points into consideration when making your decision.

Regards,

A handwritten signature in black ink, appearing to read "N. Holt", is written above a horizontal line.

Neil Holt

Warriewood NSW 2102

This DA Submission Form must be completed and attached to your submission.

DA No: R0002/09

The General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

(Fax No 9970 7150)

Name NEIL HOLT
Address 231 MACPHERSON STREET
WARRIEWOOD 2102
Phone 9979 9260
Date 25.8.09

Proposed Development **Planning Proposal to permit 'Neighbourhood shops' and 'restaurants'**
At **23B MACPHERSON STREET, WARRIEWOOD NSW 2102**

I have inspected the DA plans, I have considered them in the context of the relevant Locality Plans and Development Control Plans

Yes No

I am willing to provide expert reports to supplement my comments should a conflict in opinion arise

Yes No

I am willing to provide evidence to the Land and Environment Court if the application is appealed

Yes No

In the interests of public transparency please note that your submission in its entirety will be available to the applicant or other interested persons on request and will also be made available on Council's Internet site through Council's transparent Development Application tracking process. You are encouraged, as is the applicant, to discuss with each other any matters that may be of concern

COMMENTS (You may use the space provided or attach a separate document)

I OBJECT TO THE PROPOSED DEVELOPMENT
FOR THE REASONS IN THE ATTACHED LETTER.

YOU MUST COMPLETE THE INFORMATION BELOW AND SIGN THIS FORM FOR YOUR SUBMISSION TO BE CONSIDERED IN THE ASSESSMENT OF THIS APPLICATION.

Political Donations and Gifts Disclosure Statement (sec 147 EP&A Act 1979)

Please read the information enclosed concerning political donations and gifts disclosure and tick the appropriate box below

I have made a political gift or donation

(Please complete details of your political donations or gifts on the form enclosed)

I have NOT made a political gift or donation

Name: NEIL HOLT Signature: N. Holt Date: 25.8.09

Note For more information see www.planning.nsw.gov.au/planning_reforms/donations.asp

Political donations and gifts disclosure statement



PITTWATER COUNCIL

Office use only

Date received ____/____/____

Planning application no _____

This form may be used to make a political donations and gifts disclosure under section 147(4) and (5) of the *Environmental Planning Assessment Act 1979* for applications or public submissions to a council

Please read the following information before filling out the Disclosure Statement on pages 3 and 4 of this form
Also refer to the 'Glossary of terms' provided overleaf (for definitions of terms in *italics* below)

Once completed, please attach the completed declaration to your planning application or submission

Explanatory information

Making a planning application to a council

Under section 147(4) of the Environmental Planning and Assessment Act 1979 ('the Act') a person who makes a *relevant planning application* to a council is required to disclose the following *reportable political donations and gifts* (if any) made by any *person with a financial interest* in the application within the period commencing 2 years before the application is made and ending when the application is determined

- (a) all reportable political donations made to any local councillor of that council
- (b) all gifts made to any local councillor or employee of that council

Making a public submission to a council

Under section 147(5) of the Act a person who makes a *relevant public submission* to a council in relation to a relevant planning application made to the council is required to disclose the following reportable political donations and gifts (if any) made by the person making the submission or any *associate of that person* within the period commencing 2 years before the submission is made and ending when the application is determined

- (a) all reportable political donations made to any local councillor of that council
- (b) all gifts made to any local councillor or employee of that council

A reference in sections 147(4) and 147(5) of the Act to a reportable political donation made to a 'local councillor' includes a reference to a donation made at the time the person was a candidate for election to the council

How and when do you make a disclosure?

The disclosure of a reportable political donation or gift under section 147 of the Act is to be made

- (a) in, or in a statement accompanying, the relevant planning application or submission if the donation or gift is made before the application or submission is made, or
- (b) if the donation or gift is made afterwards, in a statement of the person to whom the relevant planning application or submission was made within 7 days after the donation or gift is made

What information needs to be in a disclosure?

The information requirements of the disclosure are outlined in the Act under section 147(9) for political donations and section 147(10) for gifts

Pages 3 and 4 of this document include a Disclosure Statement Template which outlines the relevant information requirements for disclosures to a council

Note A separate Disclosure Statement Template is available for disclosures to the Minister or the Director-General of the Department of Planning

Warning A person is guilty of an offence under section 125 of the *Environmental Planning and Assessment Act 1979* in connection with the obligations under section 147 only if the person fails to make a disclosure of a political donation or gift in accordance with section 147 that the person knows, or ought reasonably to know, was made and is required to be disclosed under section 147. The maximum penalty for any such offence is the maximum penalty under Part 6 of the *Election Funding and Disclosures Act 1981* for making a false statement in a declaration of disclosures lodged under that Part. Note The maximum penalty is currently 200 penalty units (currently \$22,000) or imprisonment for 12 months, or both

Political Donations and Gifts Disclosure Statement to Council

If you are required under section 147(4) or (5) of the Environmental Planning and Assessment Act 1979 to disclose any political donations or gifts (see page 1 for details), please fill in this form and sign below

Disclosure Statement Details					
Name of person making this disclosure statement	Planning application reference (e.g. DA number, planning application title or reference, property address or other description)				
Person's interest in the application (circle relevant option below)					
You are the APPLICANT YES / NO OR YES / NO	You are a PERSON MAKING A SUBMISSION IN RELATION TO AN APPLICATION YES / NO				
Reportable political donations or gifts made by person making this declaration or by other relevant persons					
* State below any reportable political donations or gifts you have made over the 'relevant period' (see glossary on page 2) if the donation or gift was made by an entity (and not by you as an individual) include Australian Business Number (ABN)					
* If you are the applicant of a planning application state below any reportable political donations or gifts that you know or ought reasonably to know were made by any persons with a financial interest in the planning application OR					
* If you are a person making a submission in relation to an application state below any reportable political donations or gifts that you know or ought reasonably to know were made by an associate					
Donation or gift?	Name of donor (or ABN if an entity), or name of person who made the gift	Donor's residential address or entity's registered address or other official office of the donor, address of person who made the gift or entity's address	Name of party or person for whose benefit the donation was made, or person to whom the gift was made	Date donation or gift was made	Amount/ value of donation or gift
<i>Please list all reportable political donations and gifts—additional space is provided overleaf if required</i>					
By signing below, I/we hereby declare that all information contained within this statement is accurate at the time of signing					
Signature(s) and Date					
Name(s)					



PITTWATER COUNCIL

ABN61340837871
Telephone 02 9970 1111
Facsimile 02 9970 7150
Postal Address
PO Box 882
Mona Vale NSW 1660
DX 9018, Mona Vale

Business Hours
8am to 5 30pm Monday to Thursday
8am to 5 00pm Friday

DA No: R0002/09

17 August 2009

N HOLT & M HOLT
231 MACPHERSON STREET
WARRIEWOOD NSW 2102

Dear Sir/Madam

Exhibition of Planning Proposal – To permit 'Neighbourhood shops' and 'Restaurants' on 23B MACPHERSON STREET, WARRIEWOOD NSW 2102 (Lot 11 Sec C DP 5464)

I would like to advise you of the Planning Proposal to permit 'Neighbourhood shops' and 'Restaurants' on the subject site Council, at its meeting of 20 July 2009 resolved to forward the Planning Proposal to the Department of Planning, and commence the statutory process by preparing a Local Environmental Plan Amendment to the Pittwater Local Environmental Plan 1993, in accordance with Part 3 of the Environmental Planning and Assessment Act and Part 2 of the Regulation

It is intended that the new retail uses, being neighbourhood shops and restaurants, will service the daily needs of and offer retail convenience to the resident population of the Warriewood Valley release area A map showing the location of the site is attached for your information

Pittwater Council is the Relevant Planning Authority for this Planning Proposal Council will, at the close of exhibition, consider any submissions made in relation to the Planning Proposal

If you wish to view the relevant documents they are available for inspection from **19 August 2009 to 2 September 2009** at Council offices during business hours as outlined above or on Council's internet site at www.pittwater.nsw.gov.au (see Documents on Exhibition, and Building & Development – Application Tracking)

Any person may make a written submission to Council in relation to this Planning Proposal Your submission **must** include a completed DA Submission Form and a Political Donations and Gifts Disclosure Statement Declaration both of which are attached (please read the explanatory information attached prior to making your submission to determine if you need to make a disclosure)

Please note that all submissions are public documents and are made available on request and on Council's internet site (Building and Development – Application Tracking)

Written submissions must reach the General Manager by **2 September 2009** These will be taken into account when assessing the application Please direct all telephone enquiries to Liza Cordoba on (02) 9970 1111

Yours faithfully
Liza Cordoba
PRINCIPAL OFFICER (LAND RELEASE)

Email pittwater_council@pittwater.nsw.gov.au Web pittwater.nsw.gov.au

Mona Vale Customer Service Centre
Village Park 1 Park Street, Mona Vale

Avalon Customer Service Centre
59A Old Barrenjoey Road, Avalon

Support Services
Units 11 12, 13 + 16/5 Vuko Place, Warriewood

Boondah Depot
1 Boondah Road, Warriewood

Location Map



Political Donations and Gifts Disclosure Statement to Council

If you are required under section 147(4) or (5) of the Environmental Planning and Assessment Act 1979 to disclose any political donations or gifts (see page 1 for details), please fill in this form and sign below

Disclosure Statement Details					
Name of person making this disclosure statement	Planning application reference (e.g. DA number, planning application title or reference, property address or other description)				
Person's interest in the application (circle relevant option below)					
You are the APPLICANT	YES / NO				
OR	OR				
You are a PERSON MAKING A SUBMISSION IN RELATION TO AN APPLICATION					
YES / NO					
Reportable political donations or gifts made by person making this declaration or by other relevant persons					
* State below any reportable political donations or gifts you have made over the 'relevant period' (see glossary on page 2). If the donation or gift was made by an entity (and not by you as an individual) include Australian Business Number (ABN)					
* If you are the applicant of a planning application state below any reportable political donations or gifts that you know, or ought reasonably to know, were made by any persons with a financial interest in the planning application OR					
* If you are a person making a submission in relation to an application state below any reportable political donations or gifts that you know, or ought reasonably to know, were made by an associate					
Donation or gift?	Name of donor (or ABN if an entity), or name of person who made the gift	Donor's residential address or entity's registered address or other official office of the donor, address of person who made the gift or entity's address	Name of party or person for whose benefit the donation was made, or person to whom the gift was made	Date donation or gift was made	Amount/ value of donation or gift
<i>Please list all reportable political donations and gifts—additional space is provided overleaf if required</i>					
By signing below, I/we hereby declare that all information contained within this statement is accurate at the time of signing					
Signature(s) and Date					
Name(s)					