

This Rezoning Submission Form must be completed and attached to your submission

Rezoning No R0001/08

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

Name R Simon + Sue-Lyn M. DUNN

Address 25 Orchard Street

Warriewood NSW 2102

Phone (02) 9997-4001

Date 15th April 2009

(Fax No 9970 7150)

Proposed Rezoning Rezoning Application

At Sector 9 Warriewood Valley Urban Land Release

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)

Please refer to our earlier letter dated 4 April 2009 detailing our submission.

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 R Simon Dunn
Sue-Lyn M Dunn Signature *[Signature]* Date 15/4/2009

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

on 15/4/09
[Signature]

PENDING

From Simon & Sue Dunn <ssdunn@inet.net.au>
Sent 05/04/2009 11:04:53 PM
To
Subject Dunn - Pending Submission - R0001/08


Dear Sir,

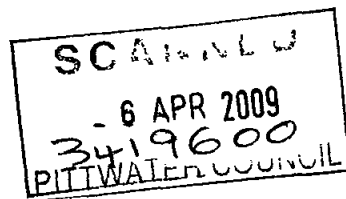
Please see letter attached re R0001/08

Yours Sincerely

Simon & Sue Dunn

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visit <http://www.mci.com>  - Submission re Sector 9 R0001 of 2008.pdf



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4 April 2009

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

By email pittwater_council@pittwater.nsw.gov.au

Copy to Ms Kelly Wilkinson - kelly_wilkinson@pittwater.nsw.gov.au

Dear Sir

**REZONING APPLICATION R0001/08
SECTOR 9, WARRIEWOOD VALLEY URBAN LAND RELEASE**

We refer to your letter dated 16 March 2009 advising of the proposed rezoning of Sector 9, Warriewood Valley Urban Land Release

We write to express our concern in relation to the proposed vehicular access for the new sub-division, namely all traffic to proposed 203 new dwellings to be directed through Orchard Street via Fern Creek Road and a new access road at the end of Orchard Street

Given the steepness of Fern Creek Road, the proposal to direct nearly all traffic to the new lots via this steep access road, which also appears to contemplate bus access, appears to be a short-sighted and ill thought out strategy which will result in excessive and unnecessary traffic noise from vehicles braking as they come down the steep hill and from engines revving as they climb the steep hill. We would also expect that the increased traffic volumes on such a steep road would cost Council significantly more to maintain in the longer term.

We have had regard to the traffic impact assessment prepared by Ray Dowsett Traffic and Transport Planning dated 21 October 2008 submitted in support of the application and nowhere in that report is there any indication that any consideration has been given to the additional traffic noise generated by choosing Fern Creek Road as the major access point to the sub-division. The report merely calculates predicted vehicle numbers and says that come in well below the maximum.

No proper consideration appears to have been given for providing access to the new lots directly from Garden Street, which is already the 'sub-arterial' street and offers a far more gradual gradient. An access point on Garden Street with a new round-a-bout would be consistent with the access points of the two previous subdivisions off Garden Street, such as Fernbrook Sanctuary (for which Mahogany Boulevard was constructed as its central access point) and Shearwater (which has 3 access points to Garden Street). A new round-a-bout on Garden Street positioned somewhere toward the middle or Northern end of the new sub-division would also be a more convenient access point for those residents of the new lots travelling to or from the North.

It appears that the current proposal has been designed to minimise the expense of the developers and maximise the yield of lots by use of existing Council roads which were not intended to service such a density of housing and its associated traffic flows. Such a proposal will come at the cost of

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achieving a practical and convenient vehicle access system for the residents of the new lots and will cause great detriment to both the existing and future residents of Orchard Street who will be unnecessarily burdened with excessive traffic noise

We urge Council to require the developers concerned to investigate the feasibility of providing the primary access to the new subdivision from Garden Street as the current proposal appears to have dismissed this possibility without any proper consideration

Yours sincerely,



R S Dunn



S M Dunn