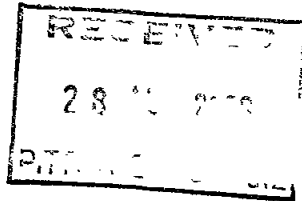


This DA Submission Form must be completed and attached to your submission.

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

(Fax No 9970 7150)



DA No: R0002/09

Name BAJ + TM Palmer
Address 7130 Macpherson St
Warriewood 2102
Phone 9997 6435
Date 24/8/09

**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)

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: Brad + Tiffany Palmer Signature:  Date: 24/8/09

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

26th August 2009

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

C C – Councilors James, Hegarty, Townsend, Dunbar, Giles, White, Hock, Grace and Rose
C C – Rob Stokes MP State Member for Pittwater
C C – Bronwyn Bishop MP Federal Member for Mackellar

Dear Mr Ferguson,

Pittwater Council DA No: R0002/09

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 explain that most of the residents of the Warriewood Area and more important – the immediate area – are not against a "small" 800sqm "neighbourhood" retail space and other residential buildings being built on the subject site My main concern is that the change in zoning will permit such a large, out of character development that will have a detrimental effect on the amenity of my property Just such a Development Application has been lodged with the Council, DA No 283/09, which will destroy the residential character of the neighbourhood and pose many safety and environmental issues I will be writing separately on this DA It highlights the very consequence of any decision to amend the zoning

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

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 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 affect on the amenity of my property Just such a Development Application has been lodged with the Council, DA No 283/09 I will be writing separately on this issue It highlights the very consequence of any decision to amend the zoning

I request you take all of these relevant points into consideration when making your decision

Kind Regards,



Bradley & Tiffany Palmer
7/30 Macpherson Street
Warriewood NSW 2102
Ph (02) 9997 6435