

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 *PETER + JAN SHUTTLEWORTH*

Address *39 CALLISTEMON WAY
WARRIEWOOD NSW 2102*

Phone *9979 8718*

Date *26 AUG 09*

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

We have inspected the DA plans I have considered them in the context of the relevant Locality Plans and Development Control Plans Yes No

We am willing to provide expert reports to supplement my comments should a conflict in opinion arise Yes No

We 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)

See Attachment A

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 *PETER + JAN* Signature *[Signature]* Date *26 AUG 09*

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

SHUTTLEWORTH

[Signature]

Attachment A

The General Manager
Pittwater Council
PO Box 882
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DA No R0002/09
Peter & Jan Shuttleworth
39 Callistemon Way
WARRIEWOOD NSW 2102
Tel 9979 8718
23 August 2009

COMMENTS

In November, 2006, we purchased our home in Callistemon Way, Warriewood. We noted favourably that Council's plans indicated the land on the corner of Garden and Macpherson Streets was for a focal neighbourhood centre and was zoned Mixed Residential – Urban Purposes, which would allow a group of smaller shops integrated with additional residential buildings. In September, 2008, the land was advertised for sale by LJHooker, as zoned 2(f) Mixed Residential.

Council's planners were clearly indicating to prospective residents that the proposed land use would be 2(f) Mixed Residential, which would preclude solely retail as seems to be now proposed. This rezoning appears to be to allow a large supermarket, as in DA No N0283/09, which is not consistent with the present 2(f) Mixed Residential zoning.

One of the reasons we chose to live in Warriewood Valley was that a focal neighbourhood centre provided local amenity qualitatively different to those localities with a shopping centre which included one or more large supermarkets. Speciality shops and cafes integrated with residential accommodation will add to Warriewood Valley's uniquely developing character, something a large supermarket will preclude.

Issues of concern are

Amenity

Rezoning to allow a solely retail development on the site, which includes a large supermarket would detract from the potential village atmosphere and culture which can grow in a specialty shop/residential mix, surrounded as it is by residential development. Customers from much further afield than just Warriewood Valley will be attracted in large numbers, reducing the site's neighbourhood facility and appeal. Warriewood Valley would be well served by small retailers in a limited specialty shop/residential development, which could include space for al fresco dining and recreational space.

The bulk of a solely retail development is out of character and visually inconsistent with a predominantly residential area because of the size of buildings including plant equipment and delivery and dispatch facilities.

The intensity of customer activity on a solely retail development will impinge on the relative calm of residential living in the Warriewood Valley, while the lighting associated with a solely retail centre and parking area, active until late each night for operational and security purposes, will affect all nearby homes.

Comments continued DA No R0002/09

Traffic

The increase in traffic to a solely retail site, which includes a large supermarket, will add to the danger pedestrians, cyclists and motorists already encounter at this corner. The entry and exit to the site will become a busy intersection with associated safety concerns for all in the locality and the intersection of Garden and Macpherson Streets will be even less safe than it is now, with the increase in vehicular movements.

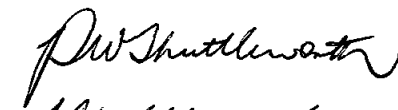
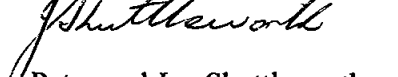
Noise

Noise on a solely retail site will be made from early in the morning to late at night. That noise will come from the operation of plant equipment, from wholesaler and other goods deliveries and dispatch, from general retail operations, from customers movements and vehicles and from trucks, cars and other vehicles entering, exiting and moving around the site.

Parking

Retail centre workers need to be able to park their cars in areas that cater for their shift hours. As they are usually excluded from using the centre carpark, they will be forced into using local streets for long term parking, affecting local residents and their guests.

Yours faithfully,



Peter and Jan Shuttleworth