

From: Cathy Simmonds <casimmonds1@gmail.com>
Sent: 03/07/2013 01:17:43 PM
To: pittwater_council@pittwater.nsw.gov.au
Subject: Planning Proposal/Rezoning Application PP0002/13 Warriewood (RT 133409)
Mr Andrew Piggott

Manager - Planning & AssessmentPittwater Councilsent via email:

pittwatercouncil@pittwater.nsw.gov.auDear Andrew,**RE: Planning Proposal/Rezoning Application PP0002/13**We would like to make the following submission to Council in relation the the above Planning Proposal for Macpherson Street and Warriewood Road, Warriewood.We object to this highly unsuitable proposal for the following reasons:

The developer knew what the allocated yield of the land was at the time of purchase. A yield of approximately 98 dwellings per developable hectare is excessive and is not justified, particularly when there are other developers currently in the Valley who are able to work and comply within the LEP without complaint.


We live opposite 18 Macpherson Street, Warriewood and for the developer to state in the proposal that there will be no loss to our residential amenity is extremely offensive. The sheer bulk, scale and lack of adequate setback of the buildings proposed will mean we will lose valuable light, privacy, not to mention any view of the ridge line and creek line which would be completely obliterated.

In addition, there will be a huge increase in traffic movements throughout the Valley creating both noise and congestion. Realistically we are too far from the shops for people to easily walk there - they have to drive. The shortest route on foot to the shops is through the Wetlands (approximately 15 minutes each way) but this is not an option when it floods after heavy rain (Saturday, 29 June) or at night. The bus servicing the Valley takes over 1 hour and 20 minutes to get to the CBD from Macpherson Street in peak time.

In conclusion, we request that council do not accept this proposal as it is poor planning and irresponsible to build at this scale so far from a town centre and transport hub. Not only is it inequitable to the majority of residents in the Valley but it also will do nothing to address the chronic shortage of homes needed by younger families in the Pittwater area desperately wanting to upgrade from units. Please do not hesitate to contact us if you have any questions or require further clarification.Yours sincerely,Jeremy and Cathy Simmonds113 Macpherson

StreetWarriewood NSW
2102

_____ This
e-mail has been scanned for viruses by MCI's Internet Managed Scanning Services - powered by

MessageLabs. For further information visit <http://www.mci.com>  - Political Donation
Disclosure PP0002.13.pdf