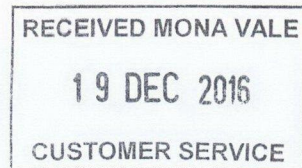


The General Manager
Northern Beaches Council
1 Park Street
Mona Vale NSW 2102



19 December 2016

Attention: Cheryl Williamson

Re: 15 Jubilee Avenue, Warriewood - Rezoning to Business Park

Dear Madam,

I believe that Blackmores is the current owner of the property in question at 15 Jubilee Avenue.

Pittwater Council has spent a great deal of time and consultation with existing residents over many years to get the planning of the Warriewood Valley Industrial Area to a point where everyone is content with the landscaping, colour schemes and more importantly the height of buildings.

Residents on the hill behind Warriewood Road enjoy views across the valley to the escarpment beyond, and have done so for many years. The industrial and commercial buildings have always been regulated by Council to be of a height and colour scheme to blend in with this view, with no development allowed to 'outshine' the other buildings.

It is my understanding that the current building height of 11 metres is the maximum allowed in the Valley. Anything higher will be totally out of character with the overall design intent of this area. To have one building 4 metres, one storey, higher than the adjacent buildings would be seen as a massive overdevelopment of this piece of land, especially as this block of land is significantly higher up the hill than the surrounding building blocks.

All buildings in this section of the Valley have been successfully designed so they are lower than the surrounding street trees to minimise their visual impact. A building of 15 metres height will tower over the surrounding factories and will be too tall to be hidden by any tree plantings. It will also obliterate any view of the valley that I and my neighbours currently enjoy from our homes behind Warriewood Road.

I assume the intent of this proposal is to facilitate a future (yet to be designed) building to be constructed for commercial purposes on the site and would probably house Blackmores office staff. This will cause problems with excessive light spill from office windows, possibly late into the night, or all night. Blackmores currently have an application before Council to modify their existing consent to run their operations on a 24 hour basis.

Residents do not expect a brightly lit multi storey office 'tower' to be built in this position - taller than all other buildings and possibly staffed and illuminated all night. Council assured residents that commercial buildings of this type and size were to be located near Mona Vale Road and well away from existing houses for just this reason.

We are very strongly opposed to this rezoning proposal being allowed as it will severely impact the views and amenity of the nearby residents surrounding this portion of the Warriewood Valley during the day and will be lighting up our bedrooms all night.

As an interesting footnote: It was this same block of land where Brown Brothers Waste Contractors proposed to build a 'Waste Storage, Handling and Recycling Depot' in 2005. A public meeting was organised on 30 July 2005 by myself and my neighbours at Pittwater RSL which was attended by hundreds of concerned residents and locals, including adjacent business owners. The proposed development was unanimously voted as being totally inappropriate and Brown Brothers withdrew their application in January 2006. At the time Blackmores were most appreciative of our efforts to stop Brown Brothers as it would have adversely impacted on their Campus across the road. It is my understanding that Blackmores later purchased the site to secure it from further inappropriate development. It seems ironic that Blackmores now wish to have the zoning changed which could enable them to build another inappropriate over-development of this same site.

Blackmore's already have their 'Campus', we do not need a Blackmore's 'Tower' in the Valley.

We urge you to consider the many long term residents of this area over the commercial interests of businesses that have been seen to come and go. Please do not approve this proposal.

Yours sincerely,



Geoffrey & Carolyn Walsh
188 Warriewood Road
Warriewood NSW 2102

