

7 November 2016

Mr Mark Ferguson  
General Manager  
Northern Beaches Council  
Village Park, 1 Park Street,  
MONA VALE NSW 2103

Dear Mr Ferguson

## **2 MACPHERSON STREET WARRIEWOOD - PLANNING PROPOSAL**

After many years Warriewood Valley has come of age with most of the remaining vacant older farmlands and nurseries being taken up by residential developments.

Our site at 2 Macpherson Street will be the one of the last “jigsaw pieces” in the Warriewood Valley for the delivery of critical infrastructure and services to allow housing on our land that is at a density commensurable with adjoining land, which is outlined in the submitted planning proposal.

The density of housing being sought equates to 22 lots as a result deducting the net developable area in accordance with Council’s requirements. Amending Council LEP’s to permit housing will enable the Macpherson flood mitigation works to be completed, and link the bicycle/ pedestrian walkway along Narrabeen Creek that will pass through our land. Without the land being rezoned for housing lots the bicycle/pedestrian pathway connection linking the entire Warriewood Valley will remain unachievable and the Macpherson Road Flood mitigation works will be difficult to complete by Council.

Urbis Planning consultants have been engaged to prepare the relevant Planning Proposal documentation to amend the Pittwater LEP. The site is already zoned for residential purposes, and is currently occupied by a land use (market gardens) that is inconsistent with the zone and surrounding medium density residential area.

The location is also well served by existing and planned infrastructure to support the intended outcome. The site is therefore a logical and appropriate place for a new residential development within the Northern Beaches Local Government Area.

Yours faithfully  
**MERITON GROUP**



Walter Gordon  
**Head of Planning and Development**