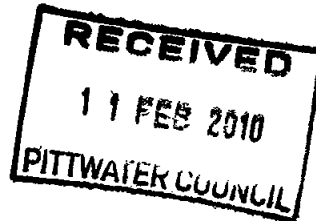


10 February 2010

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



CC All Councillors

Dear Mr Ferguson

**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 Council's planning department is currently assessing

If there is a change in zoning which permits a large, out of character development on this site it will have a detrimental affect on the amenity of our property We live directly opposite and would definitely be adversely affected by it

We understand that council is to submit to the Department of Planning their 'planning proposal' to rezone this area, including justification of its merits prior to any public consultation We, and 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 We 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

When the original planning for Warriewood Valley was begun, it was identified that new residents would need access to additional recreational space to be in the form of both parkland, bushland, walking/cycle tracks and indoor community space such as community centres

The vicinity around the intersection of Garden and Macpherson Streets, within the valley planning was originally identified to be the site for a focal neighbourhood centre, this was explained to residents as a community centre When the masterplan for Sector 8 was adopted, it was then identified that this space may accommodate a **small** neighbourhood centre in the form of a corner store and possibly a few other shops along with some residential

We are quite happy to have some small neighbourhood shops and a community centre in this space, but to place a very big supermarket in this location will cause many problems

Noise, pollution, floodlighting of the car park at night and huge traffic increases being only some concerns Garden and Macpherson Streets being only single lane each way cannot accommodate the huge delivery vehicles which would be needed to service a large supermarket, add the many smaller vehicles and garbage trucks attending at all hours and it will be a nightmare for nearby residents Street parking is already limited and required by residents, it cannot support parking for supermarket staff

There is also the potential for the area to become a "hangout" - we already have street lights outside the 26 Macpherson Street complex smashed quite regularly

Since Macpherson Street /Ponderosa Parade was extended to Mona Vale Road the traffic has increased greatly with it being used as a thoroughfare between Pittwater and Mona Vale Roads There were weight restrictions put in place then to stop large trucks travelling along Garden and Macphersons Streets - are these restrictions going to be removed to accommodate the supermarket delivery vehicles?


During morning and afternoon/evening peak hours there are large numbers of buses and cars taking children to and from Mater Maria College as well as the through traffic between Pittwater and Mona Vale Roads We are regular users of the public bus system and it is already risky trying to cross the road to access the bus stop on the corner of Garden and Macpherson Streets How does council think we will be able to cross with a greatly increased traffic flow including even more large vehicles using the roads?

This proposal does not even take into consideration safe pedestrian access A roundabout is quite useless to pedestrians and will only increase the risks in trying to cross the roads The possibilities for a serious accident are hugely increased

We have two supermarkets in Warriewood Square a few minutes away and three in Mona Vale, also only a few minutes away Why would another one be needed here? We do not want or need it.

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

Yours truly,



Sandra Dalrymple and Guy Rowell
Unit 10, 26 Macpherson Street
Warriewood NSW 2102