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Sent: 03/07/2013 04:22:06 PM
To: General Manager <pittwater_council@pittwater.nsw.gov.au>
Subject: submission DA for 23-27 Warriewood /2 Macpherson st and 18 Macpherson St (RT 075137)

Submission re DA for 23-27 Warriewood Rd/ 2 Macpherson St and 18 Macpherson St Dear Sir, Both these sites were allocated a dwelling yield subsequent to the Review of Undeveloped Land in Warriewood Valley. This review was instigated at the request of previous Minister for Planning at the direction of the Director General of The Dept Of Planning and Infrastructure after it was recommended to him by the PAC which assessed Meritons Stage 1 DA. The comprehensive review was conducted jointly by the DoPI And Pittwater Council. To use any previously approved development as a precedent is a nonsense as it would have been assessed under different and/or out dated criteria or a specific SEPP. ARV has only one small building in the middle of their site and on low land, of 3 storeys. This is not a really good model for a precedent but was used by the PAC to justify 3 and 4 storey flat blocks at 14-18 Boondah Rd. The "Donato" site at 2 Macpherson St was acknowledged to be undevelopable as was dejectedly admitted by Harry Trigubof in a meeting with myself and Council's senior Planning staff and Angus Gordon and I will never forget his first words after pleasantries, which were, "I've bought a swamp". Swamps are usually used as ovals and/or storm water detention basins or wet lands. In or beside the creek alignment they are subject to ever changing soil depths and course/direction as a consequence of up stream soil erosion. Council staff have away truck loads of eroded soil from the creek around this site. The "Donato" site is not good stable land for development and the photos taken last weekend will show how deeply the water crossed the road in front of this site --almost up to the top of the bonnet of a 4WD-- and how deep it must have been on the site. Macpherson St was awash in front of ARV, right next to 18 Macpherson St. too. The establishment of the new dwelling densities was based on a number of things including equity for all owners of undeveloped land; capacity of infrastructure e.g. the Council road system; Macpherson St is a floodway, Jacksons Rd is a nightmare on weekends, a number of intersections are at crawling speed at peak hour; the main road system and congested intersections at Mona Vale Rd and Pittwater Rd, both ends of Wakehurst Parkway, Narrabeen bridge at Narrabeen shopping centre. Wakehurst Parkway floods in wet weather. The surrounding Park and Rides are full; Local Primary and High Schools, are all full except Narrabeen Sports High. The Warriewood STP was bypassed this year on 28 January 1 February 1 March 3 April, 20 April. The Flood Study For Narrabeen Lagoon has now been adopted by Council so compliance with it's recommendations is a must. To achieve equity for all owners of undeveloped land these limitations set the dwelling density and are critical to sustainable development To quote the PAC, "Of itself, the viability of the development from the proponent's perspective should not be a determining factor in establishing densities." Meriton's argument in it's submission to the Strategic Review dated 20 April 2012 that land can only be viably developed at 60+ dwellings per h should be given absolutely no weight. It is simply not true. Other developers have built viable, saleable, liveable developments, with excellent appointments in all the rest of the Valley at 25/h and less. There is another claim made by Meritons that their flats are "affordable". From checking local estate agents flyers they actually cost a similar amount to houses with the same number of bedrooms in the surrounding suburb so are no more affordable than any other home (which has a back yard and garden). Meritons claim too in their submission that no other sites and dwellings are selling in Warriewood is rubbish as Sector 11 has sold out and homes were

built in record times. The dwelling density allocated in the Strategic Review is equitable and sustainable and a result of a joint collaboration with Pittwater Council and the Dept Planning and Infrastructure and its recommendations regarding controls for these sites including dwelling density must be adhered to. Regards Lynne Czinner. I make no political donations. Lynne Czinner. There is only one way to assess these applications and that is as against the newly adopted standards for Warriewood Valley. This application goes nowhere near complying, so quite obviously it must be refused. Regards Lynne Czinner. I make no monetary contributions to any political party. Lynne Czinner

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