

**This Rezoning Submission Form must be completed and attached to your submission.**

X

**Rezoning No: R0001/08**

The General Manager  
Pittwater Council  
PO Box 882  
MONA VALE NSW 1660

Name *Stuart & Dianin VEitch*

Address *5 Fern Creek Rd  
Warriewood 2102*

(Fax No 9970 7150)

Phone *9979 6115*

Date *9-4-09*

**Proposed Rezoning** Sector 9 Warriewood Valley Urban Land Release

**At** 1 FERN CREEK ROAD WARRIEWOOD NSW 2102

In the interests of public transparency please note that your submission in its entirety will be available to the applicant or other interested persons on request and will also be made available on Council's internet site through Council's transparent Development Application tracking process. You are encouraged, as is the applicant, to discuss with each other any matters that may be of concern.

**COMMENTS** (You may use the space provided or attach a separate document)

*See Attached.*

**YOU MUST COMPLETE THE INFORMATION BELOW AND SIGN THIS FORM FOR YOUR SUBMISSION TO BE CONSIDERED IN THE ASSESSMENT OF THIS APPLICATION.**

**Political Donations and Gifts Disclosure Statement (sec 147 EP&A Act 1979):**

Please read the information enclosed concerning political donations and gifts disclosure and tick the appropriate box below

**I have made a political gift or donation**

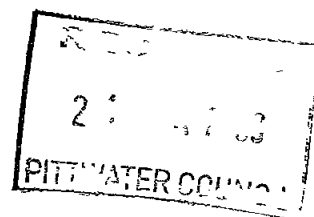
(Please complete details of your political donations or gifts on the form enclosed)

**We ~~have~~ have NOT made a political gift or donation**

Name *Dianin VEitch* Signature *[Signature]*

Date *9-4-09*

Note For more information see [www.planning.nsw.gov.au/planning\\_reforms/donations.asp](http://www.planning.nsw.gov.au/planning_reforms/donations.asp)



The General Manager  
Pittwater Council  
Po Box 882  
Mona Vale NSW 1660  
Fax 9970 7150

9th April 2009

Dear Sir,

Re Concept Plan and Rezone Application for Section 9

Rezoning No R0001/08

We were briefly consulted by Australand re the master plan now presented, at that one meeting we had, they were very dismissive of the contribution the Creek Corridor, Escarpment and the AP Zone makes to the sector, and as regards to the Escarpment to the area as a whole

We do not endorse the CONCEPT plan No R0001/08, we are greatly concerned by the proposed medium density on Fern Creek Road and adjacent to it We feel the traffic movement will be horrendous and like Garden Street, parking on the street will be very bad, which in turn will be dangerous for pedestrians, because of the huge volume of traffic that will use Fern Creek Rd

At no point were we consulted about this medium density, it appears only to benefit the large developers with no thought of us in the community who chose to live here

We are also concerned the proponents of the master plan seem to hold the view that the Asset Protection Zone (APZ) and Escarpment, should be treated similarly to the provision of roads and utility facilities as a factor to be directly addressed by the affected land owner

The contrary view is that the APZ and escarpment should be considered as a facility that benefits the whole sector and the Escarpment the whole of Warriewood Valley The treatment of the Creeklane corridor is a direct comparison to this approach

Under the framework and master plan approach, while the Creeklane Corridor can not be developed the affected land owners enjoy some recompense from the S94 contribution plan through the opportunity for an offset of the land value of the Creeklane against the contribution that will be levied for any development

In a similar manner that the Creeklanes provide a community benefit so to does the APZ and Escarpment The Rural Fire Service guidelines for development of bushfire prone land dictate that any sub division proposal must provide the APZ within the property boundary. The APZ is provided to benefit all land within the sector and should be treated similarly to the Creeklane Corridor, especially in regard to the development yield that is foregone to permit the

development of the balance of the sector to be developed It is also noted as a result of the APZ and perimeter fire trail,my land is burdened by disproportional provision of road construction, and recommended Fire Hydrant which form part of the APZ again providing a benefit to all land within the sector at my cost

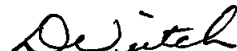
Treating the APZ and the Escarpment as a site constraint for each affected land parcel ignores the communal benefit that derive from its provision and indeed its mandatory requirement in order to allow any of the land parcel to be developed Unless this inequitable position can be resolved the attractiveness of the participation in the current manner is questionable

We are not against progress, but it should be on fair and equitable terms The treatment of the Escarpment should have been dealt with at the beginning of the Warriewood Valley Release planning stage and a compensation formula established then, and the amenity that comes from the Escarpment would have been paid for by the new Warriewood Valley community, and not by a few

We decided twenty plus years ago to have this type of living style, we are now being forced to consider compromising, what we have and what we planned for all those years ago, just for the sake of so called progress Well progress should also be fair and the burdens that have been put on our property and us are not fair and should be addressed by Council to ensure that they are fair

At the beginning of the Sector 9 consultation,at the first meeting with Developers and Council, many many years ago, we were told by the Town Planner that if we didn't join in we would be "taxed out of it", that attitude I'm sorry to say still prevails

Yours faithfully



Stuart Veitch

Diann Veitch

Address 5 Fern Creek Road, Warriewood NSW, 2102