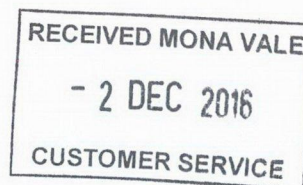


Warriewood  
Residents  
Association

INC 9896003



Warriewood Residents Association Incorporated  
25 Utingu Place  
BAYVIEW NSW 2104

2 December 2016

General Manager  
Northern Beaches Council  
PO Box 882  
MONA VALE 1660

## Planning Proposal for 2 Macpherson Street Warriewood # PP0003/16

Dear Sir

We wish to make a submission on the Planning Proposal PP0003/16.

The Warriewood Residents Association (W R A) has studied the application and the attached documentation.

The Warriewood Valley Strategic Review considered the site and gave it a zoning and allocated 0 yield (no development potential area Buffer 1M). This site has long been known, to all involved, as being unsuitable for building because of the flood danger. The W R A agreed with this decision to allocate a 0 yield as did the Department of Planning when they endorsed the Strategic Review. We also note that the Department of Planning ruled that one of the now many schemes for this site was refused because the proposal did not follow the outcome of the strategic review and thus the proposition for changing the zone/yield had no Strategic Merit.

This site is an important detention area for the downstream sections of Narrabeen Creek and this is why the land was given the present yield. It is not unreasonable to expect that to change this would place the organisations having carriage of the matter at some risk should the high value developments downstream suffer flood damage.

There is a statement in Section 1.3 of the present Planning Proposal that states.

*"The letter was issued in regard to the release of the Warriewood Valley Strategic Review and informed Pittwater Council of the Department's position on the issue. The letter states*

*'that here may be future opportunities for a greater mix of housing types and higher densities, particularly on larger sites or if sites can be amalgamated'.*



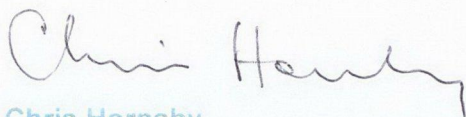
This is the same general approach as used in the previous application N0431/14 which used a quote from a letter as follows

*"numerical requirements of the clause constitute a development standard and can be varied."*

We believe that the new reference, taken out of context, like the previous reference, is not sufficient justification to change the outcome of the Strategic Review agreed by both the Department of Planning and Pittwater Council. It has to be acknowledged that the Department and Pittwater conducted extensive investigations and looked at a wide range of submissions, from land owners and the community, on all the sites in the Warriewood Valley and agreed that this site was unsuitable for building because of its topography and its long known critical importance to the drainage system for the Warriewood Valley.

To restate our position regarding development on this site, the WRA supported the outcome of the Strategic Review and has maintained the position that all development should be controlled by the 2013 Strategic Review of the Warriewood Valley.

Yours faithfully,



Chris Hornsby  
President WRA

Copies WRA , NBC Administrator, Minister Stokes