

Received by Customer Services
Pittwater Council

219 109
Robyn

12 Orchard St
Warriewood
NSW 2102

1st September 2009

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

Dear Sir,

Re:- Rezoning Application R0002/09

I do not support the amendment to Pittwater LEP to permit "neighbourhood shops" and "restaurants" to be added to uses for 23B Macpherson St Warriewood UNLESS THE AREA OF THE DEVELOPABLE LAND IS ADDED and that would be what council has always advocated, 855-2222 sq m, which would "service the daily needs of . . the resident population of the Warriewood Valley Release area "

I have read the Planning Proposal and note with alarm that the "supporting" documentation is that supplied by the proponent for the super-market and shops totalling 3950 sq m, which they contend would service the needs of a much larger area. Indeed with 10,000 cars day passing this site, and car park of 150 spaces this proposed development is not intended to service only the needs of the resident population of Warriewood Valley.

To support my submission I refer to PITTWATER 21 DCP 2007, which has been reformatted, but the intention remains the same

A.2 THE COMMUNITY AND IT'S PLAN

. THE PITTWATER 21 DCP WILL GUIDE THE FUTURE PLANNING AND DEVELOPMENT OF PITTWATER

A1.7 CONSIDERATIONS BEFORE CONSENT IS GRANTED

BEFORE GRANTING DEVELOPMENT CONSENT(AND PRESUMABLY REZONING CONSENT), COUNCIL MUST BE SATISFIED THAT THE DEVELOPMENT IS CONSISTENT WITH

(ii) THE DESIRED FUTURE CHARACTER OF THE LOCALITY

A 4 14 WARRIEWOOD LOCALITY,

DESIRED CHARACTER

WARRIEWOOD VALLEY will be developed into a DESIRABLE URBAN COMMUNITY IN ACCORDANCE WITH THE WARRIEWOOD VALLEY URBAN LAND RELEASE PLANNING FRAMEWORK, and will include a mix of low to medium

density housing consisting of one and two storey dwelling-houses, attached and detached dual occupancy dwellings, multi-unit housing, A NEIGHBOURHOOD FOCAL CENTRE, industrial/commercial development and open space and community services

WARRIEWOOD SHOPPING CENTRE WILL MEET THE RETAIL NEEDS OF THE LOCAL COMMUNITY. Some smaller neighbourhood centres also exist within the locality to service local needs.

A3 4 OBJECTIVES OF THE DCP are

Social Objectives

c. plan, design and SITE DEVELOPMENT TO MINIMISE CONFLICT BETWEEN LAND USES AND ENSURE SAFETY AND SECURITY OF PEOPLE and property.

Economic Objectives

b) Promote a strengthening of the economic base . . WHILE PROTECTING LOCAL AMENITY, character and environmental values

d) Integrate development with transport systems and promote SAFE and sustainable access opportunities emphasising public transport initiatives, WALKING, CYCLING within, to and from the Pittwater LGA

A. 2 THE COMMUNITY AND IT'S PLAN

The plan seeks a partnership with the community It has been developed to reflect the communities aspirations in regard to development, infrastructure and public areas. IT IS ABOUT A VISION THAT THE COMMUNITY HAS AS TO HOW THEIR AREA WILL DEVELOP, THEIR EXPECTATIONS AS TO HOW THEIR NEEDS WILL BE MET, AND HOW THEY AS A COMMUNITY WILL COLLECTIVELY MANAGE CHANGE.

END OF QUOTES

The supporting documentation, supplied by the proponent of the supermarket, as Attachment 4 to the Planning Proposal, and forwarded to the DOP, does not take account, these adopted principals

There is nothing to limit the rezoned area to a size which services "THE DAILY NEEDS OF AND RETAIL CONVENIENCE TO THE RESIDENT POPULATION OF THE WARRIEWOOD VALLEY RELEASE AREA." to quote the notification letter from Council.

A reasonable person would have expected that Council would supply documentation supporting the neighbourhood focal centre as described in Pittwater 21 DCP 2009 as 800-2250 sq m which this amendment is purported to endorse

The local community, is prepared to accept such a reasonable, development because it suits their daily convenience needs and will not disrupt their residential amenity nor the safety of pedestrians or cyclists especially the children attending the 5 local schools, both private and public, primary and secondary.

Further, Sector 8 was approved by Council with a super lot of approx one quarter the area of 23b Macpherson St which was set aside for the neighbour focal centre.

This brings to light the question, "Would Council have approved the development of Sector 8 if the whole of 23B had been shown as a Supermarket, associated shops and 150 car parking spaces?" As it would not comply with any of the above documents of Council, the answer would have to be "NO".

As regards the "supporting" documentation supplied as Attachment 4 to DOP, I can see in the very beginning 3 assumptions which would appear to be incongruous.

Sydney Rd should not be considered to be a border for the purchasing catchment, as the traffic lights at Hunter St/ Pittwater Rd/ Warriewood Rd do not allow traffic to cross from east to west This was done to prevent Warriewood Valley traffic from using Sydney Rd as a rat run

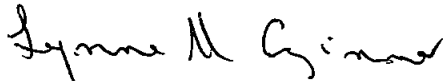
If the 600m walking distance around 23B Macpherson St is the walking catchment for this supermarket, the same distance around Warriewood Square must also be assumed to be it's walking catchment and be excluded from the secondary catchment of 23B However this 600m has been included in the 23b Secondary catchment.

It is concluded that the edge of the Secondary catchment for 23b is Jackson St, clearly a far fetched assumption to make.

No primary and secondary catchments have been shown for Warriewood Square as they would show up this discrepancy

There appear to be other discrepancies and challengeable assumptions which will be brought to light in the future

Regards,



Lynne Czinner