

From: Sally_Bacon@pittwater.nsw.gov.au
Sent: 31/08/2009 03:50:25 PM
To: pittwater_council@pittwater.nsw.gov.au
Subject: Paul Waterhouse - Submission - R0002/09 - 23B Macpherson St Warriewood

----- Forwarded by Sally Bacon/Pittwater Council on 31/08/2009 03:50 PM -----

From: "Paul Waterhouse" <pwhouse@optusnet.com.au>
To: <david_james@pittwater.nsw.gov.au>, <jacqueline_townsend@pittwater.nsw.gov.au>, <bob_dunbar@pittwater.nsw.gov.au>, <lan_white@pittwater.nsw.gov.au>, <bob_grace@pittwater.nsw.gov.au>, <peter_hock@pittwater.nsw.gov.au>, < >
Date: 31/08/2009 03:29 PM
Subject: Maintaining the Integrity of the Sector 8 Master Plan and The DCP 21

Dear Councillors
Re: DA No: R0002/09

As promised in my earlier email, attached is a copy my formal submission to the Council for your perusal. (Lodged Late Friday)

In summary : The current planning proposal appears to be inconsistent with the Sector 8 Master Plan, the DCP 21, the council and the local residents expectations.

While (after several discussions with council staff) I understand the need to define the acceptability of a small retail space on this site, I urge councillors and council staff to consider amending the proposal already submitted to the Department of Planning to make it consistent with DCP21 and Master Plan expectations. In other words limit the retail space on this site.

The planning proposal document itself, seems to contain significant and confusing discrepancies, as demonstrated from the **follow extracts**:

PART 2 EXPLANATION OF PROVISIONS

To permit “neighbourhood shop” and “restaurant” on 23B Macpherson Street, Warriewood, which are to be defined, in accordance with the Standard LEP Template, as follows:

“neighbourhood shop means retail premises used for the purposes of selling small daily convenience goods such as foodstuffs, personal care products, newspapers and the like to provide for the day-to-day needs of people who live or work in the local area, and may include ancillary services such as a post office, bank or dry cleaning, but does not include restricted premises.

restaurant means a building or place the principal purpose of which is the provision of food or beverages to people for consumption on the premises and that may also provide takeaway meals and beverages.”

JUSTIFICATION PART 3 A3

Nonetheless, "...there is sufficient demand generated by the mix of existing and proposed uses within Warriewood Valley for the planned centre on the Subject Site to accommodate 3,950sqm of retail floor space including a 3,200sqm supermarket and 750sqm of specialty retail by 2012.

*As the centre at the junction of Macpherson and Garden Streets is an established centre in planning policy terms, **we believe a supermarket should be supported in this location to not only meet the growth in demand for retail but to also support the economic viability and therefore success of the centre.**" (p8)*

Does the council want neighbourhood shops, **or neighbourhood shops plus a 3200sqm regional supermarket?**

I don't believe that the economic viability of the proposed DA is a valid reason to move away from the long established and broadly accepted master plan.

Surely we do not want to proceed to a point, where we potentially lose control of the Planning Proposal and the associated DA, to the long term detriment of the Warriewood Valley residential area.

If it means a dispute with developers wishing to put a large regional supermarket in quiet residential areas, then so be it. **At least in hind sight, we can't say, it was out of our control."**

Again I thank you for your time.

Yours Sincerely

***Paul Waterhouse
201 Garden St. Warriewood NSW 2102***

***p: 0416 000392
e: pwhouse@optusnet.com.au***

This e-mail has been scanned for viruses by MCI's Internet Managed Scanning Services - powered by MessageLabs. For further information visit <http://www.mci.com>