

From: "Liz and Charles" <lizandcharles@tpg.com.au>
Sent: 03/07/2013 01:00:40 PM
To: <pittwater_council@pittwater.nsw.gov.au>
Subject: Development Application Enquiry: PP0002/13 (RT 133407)

Attention: Mr Andrew Pigott, Manager – Planning & Assessment Dear Sir **Re: Planning Proposal for Rezoning at Warriewood** We submit our objection to the proposal to rezone the various parcels of land described in Planning Proposal PP0002/13 and fronting Macpherson Street and Warriewood Road. The strategic review recently approved for undeveloped lands in the Warriewood Valley sets out revised controls for development and these need to be applied to the lands subject to this application. The review, now approved, considered in an holistic manner issues of local traffic, arterial traffic, public transport, utilities, schools, flooding, fire and flood evacuation, social impact, other landholders and the like in a balanced way for all of the Warriewood Valley's undeveloped lands. The application for rezoning only considers specific sites and if approved is likely to skew the desired outcomes from the planning process. It is noted that at the time of purchase of these lands the applicant would have been well aware of the planning controls in place at the time and determined commercial viability on such basis. Subsequent revisions to the planning documents provide additional advantage to the developer. Buildings, as proposed for up to 5 stories, are totally out of character with existing development, save the Meriton Boonda Rd Development - a testament to the consequences of a departure from the density standards, planning controls and architectural style set for the Valley. Residents, existing and new to the valley, have bought properties in the knowledge of the planning controls set out for undeveloped land in the valley and applications requesting departure from these controls demonstrate a total disregard for residents and Council planning. The proposal to depart from planning controls and densities set out for the area and should be rejected. **Charles & Liz Cooper** 17 Bandicoot Close, Warriewood NSW 2102p + 61 (0) 2 9986 0448e

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