

Submission re MP09-0162 Warriewood Valley Redevelopment

I strongly oppose this large scale project as it will ruin the orderly development of the Warriewood Valley which has been in train for more than ten years. The Warriewood Valley Planning Framework was devised by town planning professionals from both local and state government, and has transformed a largely rural area into an award-winning medium density housing community.

The established optimum housing density for this area has been complied with by all developers to date. Developers purchasing land in the area have done so in the knowledge of the planning framework and the scale of development which would be accepted. Likewise people moving into the area have done so because they have been impressed with the planning framework and in the expectation that will proceed to fruition.

The proposed development is breathtaking in scale and out of all proportion to the planning framework and what is suitable for the ongoing residential growth of the area. The need is for more town house development rather than high density apartments. People like ourselves who want to downsize from larger houses do not want to move into high density apartments - town houses are an ideal solution with the benefit of freeing up the larger houses for family groups.

Under the existing planning framework Warriewood is already providing a significant contribution to Sydney's housing stock and will continue to do so for some time to come. The proposal to hugely increase densities not only subverts the well-founded planning framework but will also place unsustainable pressures on the local infrastructure and natural environment which are already under stress coping with existing growth patterns.

I am at a loss to understand how this proposal has got this far without being rejected on the basis of non-compliance with the planning framework. The developer should be asked to resubmit a proposal that conforms to the existing policies and guidelines that have applied to all other developers. There can be no hint of favouritism in deciding this case.

Alban McGuinness
5 Coachwood Way
Warriewood 2102
9979 6496
0421 215 537