

I strongly object to this project for the following reasons:

#### Notification

Despite living within 800 meters from the subject site, I did not receive an official notification letter from the Dept of Planning. Given that the project has been declared a "Major Project" under part 3A, a wider range of residents should have been notified, as most people that will be impacted by the proposal have only found out through the local media.

#### Scale

The size of the proposed buildings is too large and the proposal will dominate the local area. It is apparent that in order to compensate for areas of the site where construction is limited, the proposed buildings are too big.

#### Character

The proposal is out of character with the local area's current densities & height. The subject site is located at a high point within the Warriewood Valley & will overlook the surrounding dwellings & wetlands area.

#### Planning Guidelines

It gross overdevelopment of the site given that the Pittwater Council Masterplan for the entire Warriewood Valley land release area provides for a maximum of 142 dwellings – not for the proposal's 600 dwellings. This Masterplan is the main planning document that the community has relied upon for several years to provide clarity & surety of future development. It will compromise the entire planning process that the community has come to trust.

#### Noise

The proposal will increase noise levels given the increased housing density and the location is within a valley that resonates sound.

#### Traffic

The proposal will increase the traffic intensity (and associated noise) within the Warriewood Valley area, above and beyond those levels already anticipated within the Pittwater Council Masterplan. It will be necessary to upgrade all of the secondary feeder roads to accommodate such a large influx of residents, and this will be detrimental to the current amenity of the existing residential streetscapes.

#### Infrastructure

I am concerned that the levels of infrastructure (stormwater, sewerage, roads, water supply, open space & community facilities) will not cope with the un-planned level of dwelling intensity. Especially since the developer has asked for special consideration in payment of Section 94 levies, arguing that the increase in dwelling intensity will result in a net increase in Section 94 funds payable. This argument is completely illogical, as surely the un-planned increase in dwelling intensity will place increased demands upon the infrastructure requirements.

#### Environment

The proposal is located adjacent to the environmentally sensitive Warriewood Wetlands. I am concerned that the additional run-off from the increase in dwelling density will adversely affect the threatened flora & fauna. Also, the proposed height of the construction will be visible from many areas within the Warriewood Wetlands that will adversely impact upon the amenity of the reserve.

Regards,

Mark Turnbull  
9/30 Macpherson Street  
Warriewood  
NSW 2102