

SUBMISSIONS RECEIVED ONLINE (YOUR SAY) PEX2019/0003 Planning Proposal 10-12 Boondah Road and 6 Jacksons Road, Warriewood

1	I strongly oppose the development of more apartment blocks. The area is already overcrowded. More ovals/sporting fields/parks would be a better use if the space and would benefit the whole community. Warriewood is already overcrowded and the traffic of the streets will become worse. And a lot of people in high density housing always causes problems down the track!
2	Please, please do not reduce the amount of available on street parking available with this development. As a long term resident of the northern beaches I am increasingly distressed to see on street parking being diminished or set time limits (such as that proposed in the business area of Garden St) or the reduced street parking along Warriewood Rd and McPherson St with the Arcare retirement home and the two adjacent new residential developments. The amount of new developments in Warriewood Valley with little or no street parking to cover the number of residents and their visitors is ridiculous. My children have participated in sport in the Boondah Rd fields, and at certain times it can be challenging to find a park. With the introduction of more dwellings and the usual new curb and guttering and 'streetscape' modifications such as traffic flow modifications I am concerned that yet more on street parking will be lost. I understand that Warriewood Valley has room for more development and residential areas, I just wish Council would ensure that our current available street parking remains and without charge. Don't turn us into the Eastern Suburbs.
3	The glib "assurances" made in the proposal provide me with no confidence that endangered species' habitat and native bushland will not be destroyed by this development. The near-certainty that the developers will create insufficient parking spaces (less than 2 per unit) within the proposed building will mean that more cars are parked on the street. The attendant danger, particularly to old and young pedestrians and cyclists is obvious. If more population is the council's aim then the relatively open area of the community centre at 2 Jacksons Road could be redeveloped. This is adjacent to a B-Line bus stop. The community centre could be incorporated into the new development as a "gift" from the developer.
4	Residents of the northern beaches prefer to keep the green land and not drive past more housing. Keep the natural state of the land. We have too many houses that the roads can cater for, the last thing we need is more cars on the road.
5	No development way to many people here now . Roads cant cope now even worse after this
6	Please don't fill up that space with more tightly packed unit towers. We need to utilise the area for the playing fields
7	I DO NOT agree with any increase in height in this area. It does not fit in with the existing structures in the area. I assume the 15m height will be on top of the minimum height required for a structure in the flood plain, making it even worse. The offer of the sporting field is in an inadequate 'bribe'. It is a tiny area adjacent to an existing field that will do little to increase field capacity in the LGA. The increase in traffic at the intersections of Jacksons Rd, Warriewood Rd and Pittwater Rd are already under pressure, and this development will only exacerbate it.
8	This is so sad for the Wetlands, wildlife, and the local community who enjoy the little pure green spaces we have left. Traffic is already atrocious. There isn't even enough parking for the B-Line service, how can the Council get this so wrong all the time? Why are you doing this to our community? How do these people sleep at night knowing they keep stretching the people who have invested their lives to live here. Put in some infrastructure around supporting the current population before injecting even more condensed living into our local area. We need a PCYC (or similar) up this end of the beaches for the huge teenage population that have nothing to do.

9	The infrastructure in Warriewood is over capacity and can not accommodate more medium - high density housing. The tragic has continued to become worse in recent years since the multi story development on noonday and Macpherson st and this will only add to the problem.
10	Please don't consider this proposal. As a resident of Warriewood, we experience the daily struggle with the overdevelopment in this area. We don't need more flats! We need schools and roads to keep Warriewood a liveable area. Considering the history of this area, community gardens to help all people, young and old, would be a great initiative for the proposed land if it cannot stay rural- what for environment prospects should be the best options. Thank you for considering our say, we trust you will look after our environment and liveability in Warriewood!
11	I totally oppose this planning proposal for all 4 proposed changes. A potential 4 storey, high density development is inappropriate for the area both in how it will look and the lack of supporting infrastructure in the surrounding areas. Our roads are already heavily congested, our public transport is inadequate for the current population and our schools are already running out of room to expand. The other high density units along Boondah do not provide adequate parking for residents and especially visitors - so few off street parking spaces for the number of units. The whole area is already overcrowded without adding even more high density housing. We don't need it and we don't want it.
12	When does common sense prevail? There is no need to extend building height to 15m. While I do not support the planning proposal at least keep consistency with the current landscape. Has council been to Warriewood lately? Infrastructure does not support the current landscape and population. Why are we increasing the issues instead of resolving them. Consider the current residents and those accessing schools in the area. Travelling to and from schools in the area is also challenging and interferes with students. When is enough, enough?
13	I oppose this submission, for these reasons: These buildings are too tall surrounding children's playing fields. I worry about my children's security due to the increased traffic this will bring in an already dangerously crowded area where small children often wander onto the road. I am also concerned about the increased visibility on children from residential windows - they cannot be protected from photography and other perverse invasive activity. I was under the impression from previous communications that this area would be dedicated to the community in terms of increasing sports fields capacity, with Futsal courts and netball courts. This increases the good health and closer community ties in our area and is highly preferable. It in turn decreases youth suicide, health problems and will help cater to Manly Warringah sports - for which we hold the highest number of football players in all of NSW. I HIGHLY object to any more road closures in the Warriewood valley. The past several years have seen so many roads closed (Garden st, Warriewood Rd, MacPherson st) that many residents feel council is not working for its residents but rather property developers. We need to uphold the green space for healthy lifestyle which the Northern Beaches is known for, not be the area in the newspapers which has the highest rate of chopping down trees in NSW.
14	I am opposed to this proposal. New playing fields do not compensate for over development in sensitive areas. I am very concerned about rezoning of land and amendments to our LEP provide increased density and height for developers profit. The residents of Northern Beaches Council area should not be expected to lose their natural and public amenity ie loss of and increased pressure on natural resources, increase on roads and other infrastructure, for private profit and at potential high future costs to ratepayers to deal with these stresses.
15	I am against further high rise apartments in the area. This does not fit in with the surrounding city scape.

16	Adding more playing fields at 6 Jackson Road, is a great initiative, But parking and general traffic in this area during the weekend is hectic already and the proposal is to increase this by building Units just round the corner, It also appears the transport impact report does not cover weekends. Would it possible to add a carpark to the southern end of the new sport field along Jackson road to alleviate the traffic on Boondah. (move sport field North to allow room) There are a lot of Units around this area already, It would be good to see some more developments that have housing.
17	The Northern Beaches doesn't need high rise apartment buildings. Don't turn this extraordinary area into another Gold Coast. The Council decisions and promise reversals have made locals cynical and angry. Who is the Applicant and who benefits from yet another privatisation and monetisation of public lands, like theft of Mona Vale Hospital grounds?
18	Build more schools. Roads are already to busy! Struggle to find Parking at the supermarket. Development has to stop!
19	Having read the traffic impact statement, and noting the 'generous' donation of land to Council, I submit that the Developer has little regard for the impact on the protected Warriewood wetlands and the Warriewood Valley suburb. The traffic impact statement brushes aside relevant issues concerning the area, particularly Boondah Road and Macpherson Street which, in real terms, is already a 'high' density area. The resultant traffic caused by this development cannot be serviced by any plans identified by the traffic impact statement. The playing fields bring not only large volume car parking, but bus parking as well. This has not been addressed. There will also be additional traffic problems caused by parents searching for car parking to collect children. It also does not mention the existing 400 units in the Oceanvale complex, nor the townhouse development due for completion shortly, in addition to the land currently for sale located on the Macpherson Street bridge. Additionally the Arcare complex will bring further traffic to this area. The area bounded by Pittwater, Jackson and Macpherson Streets already represents overdevelopment and this proposal should be referred to the State Government, particularly in light of the donation of land. I strongly oppose rezoning this land. I strongly oppose developers 'paying off' Council in order to push through plans which do not meet the criteria of sensible planning and environment and resident safety. The traffic on Pittwater Road is congested; accessing and using Pittwater Road during the weekend is impossible for local residents and further congestion on Jackson , Boondah and Macpherson Street will amplify this, which can only be solved by the Main Roads Department overhauling this area again. Ratepayers should not be expected to pay for infrastructure to accommodate a developer who clearly feels that there is no responsibility in development. This Planning Proposal is about causing further dangerous conditions on Boondah Street and all other roads leading to main arteries. It also will have an extreme negative impact on the Warriewood wetlands. I am appalled that the developer feels they can pay Council off to turn a blind eye with a 'donation' of land.

20	I wholeheartedly disagree with this ridiculous overdevelopment of an area that is already OVER DEVELOPED and at capacity. The schools are full to the brim as are the roads. The figures that have been listed for car parking is underestimated. There is no way that a 1 bedroom unit will only have 1 car, a 2 bedroom, 2 cars and 3 bedrooms, 3 cars. We all know this doesn't happen and then where will these cars park? Also, have you tried getting out of Jackson Road/Pittwater Rd of a morning, it is a nightmare with traffic backed up. The same also happens on a weekend especially during soccer and netball season (April to August). And what about Powderworks Rd and Mona Vale Rd, not to mention Garden St. All are at standstill at various times of peak hour. Schools are at capacity and the NSW Government has just said that as of Term 4, all students in the catchment must attend that school. Narrabeen North PS and Narrabeen Sports High are at capacity, with promised money to upgrade from the State Government, nowhere to be seen... It will be years before it is upgraded and where will these kids attend school. We need land for additional schools, not land for more housing! Warriewood Valley is hugely overdeveloped and no thought by Northern Beaches Council to supply the area with additional infrastructure like schools, roads or additional playing fields has occurred. We do not need any more cheaply built (Opal towers anyone...), expensively sold off units under the guise of 'affordable housing' when none of it is affordable. The development is in a known flood area not to mention a nature corridor. They are proposing raising the road of Boondah, knowing it is a flood area. And with one road in and out, what about bush fire issues? I implore the council to reject this application and to buy back this piece of land for recreational, sporting and community gardens as well as for building additional school infrastructure. The residents of Warriewood do NOT need any more units and over development.
21	There is no info structure to support this development. The roads are over crowded the school are jammed to busting point. This development will impact the very way of life the northern beach's represents.
22	I do not think this development should go ahead. It will add too much pressure to the already clogged roads and infrastructure. Warriewood does not need any more high density living. I do not think that the proposed area should be rezoned.
23	Our schools and roads are already over full. We have lost our local hospital and much development has been done on the wetlands with various degrees of success and much interruption to our beautiful native wildlife. Please don't take away some of the last natural corridor we have. Narrabeen north Public School is immediately adjacent to this area and has far too many demountables as is. It simply won't cope with that many more residents.
24	No please
25	Too much increase on our utility and infrastructure. In particular the stormwater with the increased hard surface area putting an excessive amount to an already overloaded area! Boondah road is already busy enough being a back road. With the intended additional amount of dwellings adding a lot more cars to the streets causing more noise and disruption with traffic. Not to forget the amount of disruptions that will be caused by all the unforeseen factors like utilities and road upgrades etc to accommodate this development
26	Please find our objection to this ridiculous over development of the last known rural space in Warriewood which also happens to be a nature corridor. Developers are wanting to build 4 storey, 15m high apartments and add 120 apartments to an already over crowded area. Heaven knows how the schools, roads etc will cope! Kind regards, [REDACTED]

27	I believe that this proposal should not go through as the area is already too congested. Narrabeen North Public School does not have room to accommodate the extra development, neither do the roads which are already gridlock. It would be devastating for the community of this were to go ahead. There is so little farm land left in Warriewood, which brings so much appeal.
28	I am against the proposal. We are an easy going relaxed coastal community. 15m high 4 storey apartment buildings are going to change the DNA of our community as we know it. We live in a truly unique place were people ride horse in our community and we are on the beaches and have all the needed amenities. Our local schools have kids pouring out of temporary building that have been in place for 20 years. I known school are not a local government problem but it's an example of how over crowded we already are. As it is, town house developments in Warriewood don't have enough car spaces, with most families having 2 car plus a teen driver making 3 cars, cars are all over the streets. Our roads can't cope with the current demands, I have taken 40mins sometimes to travel 2 kms.
29	The addition of 150 more dwellings in this already over populated area is unacceptable. The impact on current infrastructure would be negative. The area is prone to flooding, or at least water retention for a considerable time following heavy rain. The area is close to the shops and transport but there is no guarantee that either facility will be utilised without the use of a car. Whilst returning by foot from Warriewood Square last Saturday morning round 11am, cars were queued up from the round about at the shops to Pittwater Rd waiting for the lights to change. The traffic coming on to Jackson's Rd at school drop off and pick up to,es blocks the two roundabouts and the exit of Oak St. There is no safe pedestrian passageway from the proposal to Warriewood Square or the Bline bus. Of more concern is the safe passage for children from the proposed development to Narrabeen North Public School or Narrabeen Sports High. Parking in the area is insufficient, especially on weekends when ther is sport at Narrabeen Sports High, Jackson's Reserve and Boonah Reserve and the Indoor Sports Centre. There are also activities daily at the Nelson Heather Centre and Ted Jackson Centre. The parking is insufficient such that the local streets are clogged. The nose to kerb (although there is no kerb) on Boondah Rd, and the lack of footpaths is dangerous for pedestrians. The Bline car park at Rat Park is way too small. There is a need for an additional floor of parking now, however if this development goes ahead ther could be a further need, especially in wet weather and later at night when more people drive to the car parking facility. I believe that Council has allowed the deterioration of this rural area as it is an 'eyesore' however more housing is not the answer. Kerb and guttering and water management are well overdue, and the road is in a terrible condition. There are so many community facilities that could provide a resource to the community as a whole, that could be developed here. The proposed use of the small parcel of land in Jackson's road is a waterway and if developed would be better utilised as a well maintained walkway access to Jacksons Rd. There is so much housing in the Warriewood Valley now and the local roads,especially Wakehurst Parkway are not coping. On Wednesday this week when the Wakehurst Parkway was closed, all traffic was diverted to Pittwater Rd and it was a nightmare at 4.30 when I was travelling from Brookvale to Narrabeen. Heaven knows what it was like in peak hour. Wakehurst Parkway cannot handle any more traffic. Driving around Narrabeen Bridge is always slow.
30	I object strongly to the height being raised to 15 metres. Is this now going to be the start of NBC with it's Dee Why planning approach coming to Pittwater. Pittwater Council would not be allowing this increase in height.
31	I walk the dog regularly past all these three sites and 6 Jackson road is all trees and bushland, a vital nature corridor connecting the wetlands. Although I like the idea of the extra playing fields this proposal will destroy all the native swamp oak trees and other native flora and fauna and should be left alone to form part of the wetlands corridor to safeguard the endangered bandicoots and other native species. We are so lucky that they are still living in this area and more habitat loss will just make it so much harder for our native species to survive. As for developing 10+12 Boondah Road, this may be possible, again only if the native flora and fauna are protected. As a condition of development this area should also be cat free and cats should not be allowed to live in this sensitive area

32	No! No! No! No! You are killing our community. It's gridlock already. There is not enough infrastructure. Mona Vale Public School has just been told they need to cut 350 kids. The feel of a community is all but gone. There is barely any rural space left anyway. Draw a line in the sand and have some backbone. It's time to stop
33	I do a lot of work in and around Warriewood Square / Jackson's road as a driving instructor and the level of access in and out of Warriewood Square, Jackson's road through to both Pittwater Rd and Boondah Rd and Garden St is getting worse at peak times, afternoons and Saturday's. Adding further apartment population's from Boondah is a recipe for gridlock. This area should be maintained to preserve the precious wetlands, and for future access solutions to Warriewood Square and to the surrounding sporting fields. Why doesn't the Northern Beaches Council buy this land?
34	Dear Sirs. I own lot 251 being unit 66/ 16 Boondah Road Warriewood. I bought this unit on the understanding that no further medium/high density was to be approved for the area and that council had actually declined applications for additional developments in the area. Four storey units will be higher than anything in the area and will devalue the property, not to mention that it will look down onto my ground floor unit and potentially restrict sunlight as well. I respectfully advise that I am opposed to this proposal and that it should not be approved.
35	I don't agree to the new height limit it is out of character for this area as it is so close to sensitive wet lands and subject to flooding. Also the roads are struggling to support the huge increases in traffic. Please take note of all the hard work done in the strategic plan for our area, we thought this was our say though it seems you are dismissing all existing plans we made as a community.
36	Developments in the Warriewood area should allow for senior members of the community who want to still live at home in the area to be provided with an alternative to move into one level homes when they decide to downsize. Providing 1 and 2 bedroom units is not the answer. Provision should be made for at least 10% of new developments to allow for one level 'villa type homes' or at least some town houses for earlier retirees and make the area more liveable rather than having all three and four storey high-rise buildings. Developers seem to only care about maximising profits not the final impact on the community. Sadly, the little bit of suitable environment left for the fauna and flora is being eaten away by hungry developers. Birdlife and other fauna are desperate searching for other homes as they are overtaken by these high-rise units. Perhaps now we should make provision to grow trees on top of these developments. My comments with regards to the transport assessment and estimated impact on traffic; with due respect to the expertise, have the persons ever travelled along Warriewood at all over the last two years to realize the actual impact on traffic due to these developments have in the area? What about the potholes generated by the heavy equipment requiring road repairs using funds needed for other community development and services?
37	Please find attached a letter of support provided to the applicant by Manly Warringah Football Association.
38	Please don't overbuild our suburb. Four stories is too high. Too many people, too many cars. Jacksons and Boondah is already jammed with cars. I support extra playing fields but I don't believe that thin strip of land will contribute anything. Rezone to medium density. The schools are at capacity - there is no infrastructure to support such a large increase in Warriewood's population. How many more demountables can you fit on one site? (Mona Vale). Build more schools and improve road and public transport before you squeeze in extra residents.

39	Supporting this PP. People population is increasing, and housing is a huge priority across all suburbs of Sydney. People need homes to live and this is an ideal location. It is walking distance to amenities and public transport, i.e. shops, schools, transport including B1, beaches. Will keep some cars off the road. That's a great thing. Will suit young families as well as older residents. It is very much a fit for the area with Meritons already established units in the street, new aged care facility around the corner and is on the Warriewood Valley Release Area. It would be great to upzone the remaining two properties next to this PP to similarly increase housing stock and provide more dwellings in this ideal central location. Footpaths need to be constructed through to Jacksons Road, so people can walk safely to their destinations. Boondah Rd should ideally be redirected so it doesn't dissect playing fields, and also kerbed and gutted. All in all, a big tick for this PP.
40	Boondah Road is at capacity. The sporting fields and traffic between Jackson st and Boondah Road is already congested. Adding more units will make things worse. The building height worries me. Meriton has already tried to extend their units at this location and it was not approved. So why would you approve a new lot of units. I am extremely opposed to more units.
41	I currently reside in Boondah Rd Warriewood and would like to express how central my home is to all neighbouring services. Within half kilometre of my residence, I have access to – Warriewood shopping Centre, Narrabeen Secondary School, Rat Park & facilities, including golf driving range and markets, Warriewood Cinema and surrounding businesses, Indoor and outdoor sports facilities and fields, Heather Nelson & Ted Blackwood facilities, B Line buses and regular bus services, Warriewood wetland tracks I occasionally walk to Narrabeen Lakes and the rock pool at North Narrabeen Beach for a swim, which is less than 1 kilometre away. Given that Boondah Rd is centrally located and within close proximity to all of the above facilities and services, I can easily access all of them by foot. I rarely use my car. By observing the amount of foot traffic up and down Boondah Rd, I suspect residents in the Meriton complex and surrounding residences do the same. I support the proposed residential development on the site for the above reasons of central location, convenience and reducing car traffic, which all future new residents could similarly enjoy. At present, the proposed site is unsightly and overgrown with lantana and scrub. This planning proposal should be given the green light to ease the growing population burden. As an aside, ideally, the Southern Buffer should be developed as a whole.
42	I support the above Planning Proposal. It is 1). Consistent with the local character with Meriton's next door and Warriewood Square behind. 2). Perfect block near B1, shops, schools lake and beaches. No need for car. 3). The owners have been more than patient with Council in waiting for appropriate zoning. 4). We need employment and the removing private lands also need to be rezoned.
43	Being a resident who does not drive a car I believe Boondah Road Warriewood is the perfect site for both residential and or commercial development. It is only a very short walk to shopping, schools and very importantly on the doorstep of direct public transport on the main road. It would be a crazy situation in which council would prefer to have development further away from such vital facilities which would cause further traffic congestion on our roads. I am in full support of the proposal for residential development on 10-12 Boondah Road.
44	The Southern Buffer has been not been maintained and updated for many years. The proposed Development at 10-12 Boondah Road is the first step to complete the Southern Buffer. It is also a fantastic opportunity for the council to acquire land for the Community. I believe this to be an opportunity for council to upgrade the whole Southern Buffer. Boondah Road needs to be curbed and guttered, the playing fields need to be reconfigured and the Road re routed so as not to divided the playing fields; at present it is a danger to pedestrians and users of the fields. With the already increased population and the soon to be redeveloped Primary and High School, council need to use this opportunity to upgrade the infrastructure including roads, shops and housing to accommodate our area. The Southern Buffer is a perfect location as it is in walking distance to both schools, the shopping centre and the B Line. This Planning proposal is the first step forward to improve and utilised this area.

45	I support this fantastic Planning Proposal based on the following : Infill urban development opportunity - The redevelopment of the site represents an opportunity to provide housing opportunities in a location that is well located to access existing retail and commercial facilities. The concept demonstrates the opportunities available to augment the existing open space areas immediately adjacent to the site to increase the provision of active open space via their Voluntary Planning Agreement (VPA) offer. Consistency with the adjoining development - The site is an extension to the adjoining residential development in the Warriewood Valley urban release area to the north. The concept enhances the open space network and retains and enhances creekline corridors and buffers to the Warriewood wetlands. The Planning Proposal represents an opportunity to deliver a compatible urban infill providing additional housing opportunities which will be well located to employment, services, education, recreation and transport facilities. The proposal will fit well with the existing developments to the north (Meritons) and south (Warriewood Square) of the site. Consistency with the planning framework - The Planning Proposal is consistent with the Greater Sydney Region Plan, the North District Plan, the Pittwater Local Planning Strategy 2011 and the Warriewood Valley Planning Framework 2010, and the Warriewood Valley Strategic Review 2013 and 2018 Addendum. Development constraints - The Planning Proposal is supported by an analysis of the opportunities and constraints of the site in particular the urban design, environmental, natural hazard and transport context of the site. The site is identified as bushfire prone land and subject to flooding. The concept has been designed having regard to these constraints. Similarly, the concept has had regard to environmental constraints and accommodates riparian corridors and buffers to environmentally sensitive lands. Transport and Connectivity Improvements - The Planning Proposal has the potential to provide accommodation that is well located within a 10 minutes' walk to bus transit provided by B-Line. Summary - I ask that the Northern Beaches Council resolve to support the rezoning as detailed in the Planning Proposal for 10-12 Boondah Road and 6 Jackson Road Warriewood and then forward the Planning Proposal for a Gateway Determination to the Department of Planning with the following outcomes: Amend the Land Zoning Map to show the site as part R3 Medium Density Residential, and part RE1 Public Recreation zone in accordance with the configuration shown on their proposed Zoning Plan; Impose a building height of 15m on the Height of Buildings Map in accordance with the configuration shown on the attached proposed Height of Buildings Plan; Delete the land from the Minimum Lot Size map; and Amend Clause 6.1(3) of the Pittwater Local Environmental Plan (PLEP) 2013 to reflect the development potential of the land as a sector within the Warriewood Release Area with a yield of 110 to 130 dwellings. Thank you, [REDACTED]
46	Please see attached letter of objection.
47	Please see attached letter of submission.
48	Please see attached submission Letter.



Attachment to submission ID 20418 [REDACTED]



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9 September 2019

MWFA letter of support for new sportsfields in Narrabeen

Attention: Northern Beaches Council

To whom it may concern,

I am writing this letter in relation to a proposal to create new sportsfields at Boondah Reserve as part of a broader plan for a development at 10-12 Boondah Rd and 6 Jacksons Rd, Narrabeen.

The Manly Warringah Football Association (MWFA) controls and administers football on the Northern Beaches and works closely with Northern Beaches Council in relation to implementing a Sportsfield Strategy that states the need to increase the number of sports fields on the Northern Beaches.

The MWFA is the largest football association in NSW with 18,500 grassroots players and 500 elite players, and we are strong advocates of increasing sportsfields for football players and teams. We deal with the Northern Beaches Council Parks Department in a consistent and positive way towards implementing this strategy.

My letter addresses the component of the proposal that caters for the development of the area that will greatly increase the number of sportsfields in the area. The suggested changes, are a tremendous positive step forward increasing capacity in an area of the Northern Beaches that has stretched capacity.

I offer no commentary or opinion on the planning and development component of the proposal.

Kind Regards

David Mason
MWFA CEO

23 Sydney Road
Warriewood NSW 2102

General Manager
Northern Beaches Council

By online lodgement:

**Objection to
Planning Proposal for 10-12 Boondah Road and 6 Jacksons Road, Warriewood
Ref: PEX2019/0003**

Dear Sir,

I wish to strongly object to the above planning proposal.

Without going into to the pros and cons of the proposed rezoning, and the many undesirable impacts that would arise from the proposed over-development of this site (and the short-comings, assumptions and unsupported claims in the accompanying documents), my objections are based on the following broad concerns.

Adverse Impact of "Spot Rezoning"

Spot rezonings such as this proposal seriously damage and devalue the planning process, and erode the community's faith in sound and consultative land use planning and development control.

The community and Council have gone through a plan making process, an often extended exercise involving significant community engagement, to devise an LEP and supporting documents that express the community's agreed intention for the land use(s), development intensity and the character of an area. To have the efforts and express wishes of the many potentially annulled and largely reversed at the behest of a few individuals is to render the plan making process and those who contributed to it almost meaningless. In essence spot rezonings represent planning and land use change by incrementalism, and opportunism, rather than by consensus.

The community's faith in planning and development control is then further eroded when, after an unsolicited or opportunistic rezoning has gone ahead, the subsequent development is progressively amended – through the DA modification process (and even via post-completion "approval" of as-built non-complying elements) – to push or exceed the boundaries of the development consent or DCP.

In essence what this rezoning application for 10-12 Boondah Road and 6 Jacksons Road at Warriewood is seeking is for Council to ignore or over-ride that stated wishes of the community, and its own LEP, by changing the rules (zoning) for the personal benefit a few landholders/developers but at the detriment of the local and wider community and the site's environment (physical and visual). The proponent's arguments, and their reports, in favour of the rezoning are subjective, unsubstantiated and in some cases spurious or irrelevant while the costs to the community and the locality are downplayed or ignored entirely.

Additionally Council, and the assessing officer(s), should feel under no compulsion to approve any part of this unsolicited and opportunistic rezoning application – which is, in essence, an ambit claim. Importantly, Council should not feel obliged to negotiate with the proponent to “trade” any elements of the application.

It is my submission that the proposal should be rejected in its entirety, and that Council should refuse every aspect of the proposal that is non-compliant with the current land use zoning and DCP requirements.

VPA Offer of Little Real Benefit

The offer of entering into a Voluntary Planning Agreement (VPA) to deliver the proposed additional playing fields (one full size field, which is not physically possible in the area available and with the field shown in the planning proposal being placed hard against the Warriewood Square internal road with no safe “run-off” curtilage, and one mini-field) is of little real, if any, benefit to Council – as the requested trade-off is the proponent’s release from any Section 94 contribution obligations “that would otherwise be levied on our proposed development”.

So the effective savings to Council (compared with undertaking these works in-house or by contract) would only be in terms of the project management costs for such works. I would argue that these relatively minor savings would be “eaten up” in the time/cost of Council staff having to provide quality control and monitoring of the works/delivery of this VPA.

Additionally VPA’s have very often proved to be “a challenge” for the Council involved – as developers attempt to scale back, modify, inordinately delay, or simply under-deliver or avoid their obligations once their development objectives have been achieved (and the companies concerned have sometimes even been dissolved) – leaving the Council, and community, out-of-pocket and disadvantaged.

Vegetation Clearing Removal

Despite being impacted by weeds, and in parts stormwater flows, I object to the proposed removal of the 50-60 metre wide band of largely native vegetation (trees and understorey) now running along the western side of the Boondah field (east of Warriewood Square) as well as the likely impacts on the more narrow band of riparian vegetation flanking Narrabeen Creek through the proposed development area.

These areas of vegetation play a valuable role in screening the excessive bulk and built form of Warriewood Square (the multi-storey carpark and other developments) from the Boondah playing fields, and from Pittwater Road and other areas to the east. These areas of bush are also connected to the larger Warriewood Wetlands, which enhances their habitat and biodiversity values (this is not an isolated remnant).

Clearing and removal of these areas of vegetation would have unacceptable impacts in terms of the locality’s visual quality and amenity (particularly the Boondah playing fields), local habitat and biodiversity values, and water quality management/improvement functions.

There are many other issues and problems with this planning proposal. However I do not have the time to address them all. Suffice to say “spot rezonings” are a contradiction to any open and orderly planning process that is intended to represent all interests, VPAs can be

fraught and of little real value to a Council or community, and the proposal as it now stands would have a multitude of adverse impacts on the built, visual and environmental values of its locality – and should be rejected entirely.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'Alan Gims', is written over a large, irregular black rectangular redaction mark.

Alan Gims

29 September, 2019

59 Joka Avenue
Elenora Heights NSW 2101

General Manager
Northern Beaches Council

By online lodgement:

**Objection to
Planning Proposal for 10-12 Boondah Road and 6 Jacksons Road, Warriewood
Ref: PEX2019/0003**

Dear Sir,

I wish to strongly object to the above planning proposal.

Without going into to the pros and cons of the proposed rezoning, and the many undesirable impacts that would arise from the proposed over-development of this site (and the short-comings, assumptions and unsupported claims in the accompanying documents), my objections are based on the following broad concerns.

Adverse Impact of "Spot Rezoning"

Spot rezonings such as this proposal seriously damage and devalue the planning process, and erode the community's faith in sound and consultative land use planning and development control.

The community and Council have gone through a plan making process, an often extended exercise involving significant community engagement, to devise an LEP and supporting documents that express the community's agreed intention for the land use(s), development intensity and the character of an area. To have the efforts and express wishes of the many potentially annulled and largely reversed at the behest of a few individuals is to render the plan making process and those who contributed to it almost meaningless. In essence spot rezonings represent planning and land use change by incrementalism, and opportunism, rather than by consensus.

The community's faith in planning and development control is then further eroded when, after an unsolicited or opportunistic rezoning has gone ahead, the subsequent development is progressively amended – through the DA modification process (and even via post-completion "approval" of as-built non-complying elements) – to push or exceed the boundaries of the development consent or DCP.

In essence what this rezoning application for 10-12 Boondah Road and 6 Jacksons Road at Warriewood is seeking is for Council to ignore or over-ride that stated wishes of the community, and its own LEP, by changing the rules (zoning) for the personal benefit a few landholders/developers but at the detriment of the local and wider community and the site's environment (physical and visual). The proponent's arguments, and their reports, in favour of the rezoning are subjective, unsubstantiated and in some cases spurious or irrelevant while the costs to the community and the locality are downplayed or ignored entirely.

Additionally Council, and the assessing officer(s), should feel under no compulsion to approve any part of this unsolicited and opportunistic rezoning application – which is, in essence, an ambit claim. Importantly, Council should not feel obliged to negotiate with the proponent to “trade” any elements of the application.

It is my submission that the proposal should be rejected in its entirety, and that Council should refuse every aspect of the proposal that is non-compliant with the current land use zoning and DCP requirements.

VPA Offer of Little Real Benefit

The offer of entering into a Voluntary Planning Agreement (VPA) to deliver the proposed additional playing fields (one full size field, which is not physically possible in the area available and with the field shown in the planning proposal being placed hard against the Warriewood Square internal road with no safe “run-off” curtilage, and one mini-field) is of little real, if any, benefit to Council – as the requested trade-off is the proponent’s release from any Section 94 contribution obligations “that would otherwise be levied on our proposed development”.

So the effective savings to Council (compared with undertaking these works in-house or by contract) would only be in terms of the project management costs for such works. I would argue that these relatively minor savings would be “eaten up” in the time/cost of Council staff having to provide quality control and monitoring of the works/delivery of this VPA.

Additionally VPA's have very often proved to be “a challenge” for the Council involved – as developers attempt to scale back, modify, inordinately delay, or simply under-deliver or avoid their obligations once their development objectives have been achieved (and the companies concerned have sometimes even been dissolved) – leaving the Council, and community, out-of-pocket and disadvantaged.

Vegetation Clearing / Removal

Despite being impacted by weeds, and in parts stormwater flows, I object to the proposed removal of the 50-60 metre wide band of largely native vegetation (trees and understorey) now running along the western side of the Boondah field (east of Warriewood Square) as well as the likely impacts on the more narrow band of riparian vegetation flanking Narrabeen Creek through the proposed development area.

These areas of vegetation play a valuable role in screening the excessive bulk and built form of Warriewood Square (the multi-storey carpark and other developments) from the Boondah playing fields, and from Pittwater Road and other areas to the east. These areas of bush are also connected to the larger Warriewood Wetlands, which enhances their habitat and biodiversity values (this is not an isolated remnant).

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Yours sincerely,

[Redacted signature]

Janine Ginns

29 September, 2019

39 Iluka Avenue
Janorra Heights NSW 2101

General Manager
Northern Beaches Council

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Planning Proposal for 10-12 Boondah Road and 6 Jacksons Road, Warriewood
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Yours sincerely,

A handwritten signature in black ink, appearing to read 'Andrew Ginn', written over a dark, rectangular redacted area.

Andrew Ginn

29 September, 2019

Paula Moretti

From: [REDACTED]
Sent: Wednesday, 25 September 2019 3:27 PM
To: Council Mailbox
Subject: Submission for PEX2019/0003 10-12 Boondah Road Warriewood.
Categories: NF

Listed below are my objections to the above proposals.

If approval is granted I TOTALLY object to height rise bldgs above 3-storeys in the WV.

We would like to maintain a low-rise valley & not morph into another Dee Why to satisfy developers' greed for higher n higher!

I would prefer to see more open & green space such as much needed extension of the existing sporting fields in the Sthn end.

There needs to be much needed upgrade of the extremely dangerous road that Boondah Rd has become. After the death of a girl & another accident waiting to happen with motor bikes & utes hooning along there, there needs to be calming implements installed certainly before more people coming into the mix! Curb, guttering & at least a footpath would be helpful & make it a SAFE passage for pedestrians!..not a country road in the middle of nowhere!!

I like to be able to get to the wonderful BLine bus into the City in one piece!!

I would like to see heaps of trees & landscaping, such as in Meriton, to reflect the Wetlands & Creek precinct & would certainly hope there would NOT be any encroachment on the Wetlands area!

Thanking you & on behalf of my 3 neighbours in [REDACTED]

Kind regards
[REDACTED]

Sent from my iPhone



Northern Beaches Council
1 Park Street
Mona Vale
NSW 2103

[Redacted]
[Redacted]
[Redacted]
[Redacted]

[Redacted]

20 September 2019

Your ref: PEX2019/0003

Planning Proposal: 10-12 Boondah Road

Dear Sir/Madam

We refer your letter 10 September 2019, we object to this proposal on the following basis;

1. We object to rezoning the land, also that this proposal is not medium density but in fact High density in aspect at least.
2. We object to the building height of 15 metres, even Meriton could not achieve this desired height in adjacent building P at 14/16/18 Boondah Road.
3. The lot size amendment is not relevant within the above objections.
4. Re amendment of clause 6.1(3), this is totally unacceptable, excluding the key fact the resultant precedent would be catastrophic.

Regarding the proposals, the immediate association of the gift of land to Council, sadly for Council, this so called gift is immediately construed as a bribe to achieve totally unacceptable planning intentions. On the other hand we salute Council for their transparency in making this bribe clear for all to see.

Yours faithfully

[Redacted signature]

[Redacted signature]

[Redacted name]





**Warriewood
Residents
Association**

INC 9896003

Warriewood Residents Association Incorporated

**29 Ungun Place
BAYVIEW NSW 2104**

29 September 2019

Mr. Ray Brownlee
Chief Executive Officer
Northern Beaches Council
PO Box 882
MONA VALE NSW 1660

Attention: Phil Jemison

**PEX2019/0003 Planning Proposal 10-12 Boondah Road and 6 Jacksons Road,
Warriewood**

Dear Mr. Brownlee,

The Warriewood Residents Association participated in the 2013 Strategic Review of the Warriewood Valley. It remains our policy that developments in the confines of the Warriewood Land Release Area should comply with the outcomes of the Review. Spot rezoning wherever it occurs erodes trust in the planning system and therefore should not occur.

This proposal does not comply with both the physical and environmental outcomes of the review. The Strategic Review designated the area of the Southern Buffer as RU2 for the dual reasons that the overland flow from a flooding Narrabeen Creek was necessary to continue to nourish the adjoining wetlands, and allow time to develop a holistic approach to the complete area. This proposal appears to contradict these aims.

The planning Proposal seeks to:

Rezone from RU2 to R3.

As stated above we believe that land owners and the Warriewood community had an opportunity for their say during the extensive consultation conducted by council prior to the outcome of the 2013 Strategic Review.

At that time there was no proposal for rezoning, and the Warriewood Strategic Review kept the area RU2. As such the land in the southern Buffer should remain as designated RU2 until another strategic review determines otherwise. Should this

proposal proceed it will set in train a domino effect creating claims from other adjoining land owners. Because of the domino effect the impacts of this spot rezoning proposal must be considered within a holistic view and not in isolation. This is because with the ever increasing dwelling numbers in the Warriewood Valley there needs to be community consensus on what the Southern Buffer should be used for.

Increase the height to 15 m.

Pittwater Council decided, against the WRA's wishes, to amend the 2 storey limit from 2 to 3 storeys at 12.5 m back from the road frontage after the Strategic Review. There was however total agreement that 4 storeys were not suitable for the Warriewood Valley and the Warriewood Valley Master Plan reflects this. Therefore, 3 storeys are not a pass card for 4 storey blocks of apartments.

Minimum Lot size of 1 ha deleted.

This destroys the intent of the RU2 zoning and therefore should not be agreed to because it will further erode the outcome of the Strategic Review.

Increase the dwelling yield to 120 dwellings.

This destroys the intent of the RU2 zoning and therefore should not be agreed to because it will further erode the outcome of the Strategic Review.

Land swap offer to council.

When this is done and a fair exchange can be demonstrated, and it will not contravene the intent of the planning system and it will also enhance the desired outcomes of the planning scheme it is a good idea.

The destruction of the creek line vegetation, a key feature of the Warriewood Valley Master Plan, should not be agreed to.

The idea to trade off creek and mature vegetation for a greater density may seem a good idea to some, however environmental consequences must be considered with great care as were the environmental consequences of preserving the Warriewood Wetlands during the design of the Warriewood Valley Master Plan. The tree lined creek corridors are the one feature that makes the Warriewood Valley such a fine example of urban development and this must not be allowed to be destroyed here.

Further, there does not seem to be consideration of the downstream consequences of hard channeling the overland flow from Narrabeen Creek into the already stressed pipes under Jacksons Road and the Mullet Creek area adjacent to the commercial areas in Garden Street.

The Warriewood Residents Association would urge the Northern Beaches Council to resolve the use of the Southern Buffer in a holistic way acceptable to all stakeholders involved.

The Warriewood Residents Association is always happy to discuss this letter with council if there is any further information required.

Yours faithfully,

[Redacted signature]

[Redacted name]

President WRA

cc. Members of WRA, Hon. Rob Stokes MP, All Norther Beaches Councillors, PCA



NARRABEEN FOOTBALL CLUB

A section of Narrabeen Youth Club Inc.



Registered Charitable Organisation YO4364-38 ABN 91 603 223 428

www.narrabeenfc.com.au

26th September 2019

To Whom It May Concern:

Narrabeen Football Club supports the proposed combining of the land at 6 Jacksons Rd Warriewood with the existing Boondah Playing fields for the purposes of creating much needed additional playing space and amenities.

This additional playing space would not only greatly benefit Narrabeen Football Club but would also benefit all other Manly Warringah Football Association clubs.

Narrabeen FC member numbers have nearly tripled in the past 6 years making it one of the fastest growing clubs in what is now the largest Football Association in NSW.

The playing fields at Boondah Reserve see thousands of people each weekend during the playing season and the current fields/amenities are extremely outdated and far from adequate.

I am happy to discuss this matter by phone or in person if required.

Regards,

[Redacted Signature]

Club President

Narrabeen Football Club

[Redacted Phone Number]

[Redacted Email Address]



Manly Warringah Football Association
101 South Creek Rd
Cromer NSW 2099
+61 2 9982 6228
admin@mwfa.com.au
www.mwfa.com.au

9 September 2019

MWFA letter of support for new sportsfields in Narrabeen

Attention: Northern Beaches Council

To whom it may concern,

I am writing this letter in relation to a proposal to create new sportsfields at Boondah Reserve as part of a broader plan for a development at 10-12 Boondah Rd and 6 Jacksons Rd, Narrabeen.

The Manly Warringah Football Association (MWFA) controls and administers football on the Northern Beaches and works closely with Northern Beaches Council in relation to implementing a Sportsfield Strategy that states the need to increase the number of sports fields on the Northern Beaches.

The MWFA is the largest football association in NSW with 18,500 grassroots players and 500 elite players, and we are strong advocates of increasing sportsfields for football players and teams. We deal with the Northern Beaches Council Parks Department in a consistent and positive way towards implementing this strategy.

My letter addresses the component of the proposal that caters for the development of the area that will greatly increase the number of sportsfields in the area. The suggested changes, are a tremendous positive step forward increasing capacity in an area of the Northern Beaches that has stretched capacity.

I offer no commentary or opinion on the planning and development component of the proposal.

Kind Regards

David Mason

MWFA CEO

Paula Moretti

From: [REDACTED]
Sent: Friday, 27 September 2019 4:06 PM
To: Council Mailbox
Subject: PEX2019/0003 10-12 Boondah Rd Warriewood NSW 2102

Categories: NF

In reference to the above I would like to reiterate my 4 neighbours & my concern re the proposal for buildings exceeding 3 storeys on Boondah Road.
We would totally oppose that proposal
& I know that Harry Triguboff (Meriton) was blocked from 4-5 storeys so why should Council give in to these new developers?
3 storeys blend in with the trees but not 4-5!

Regards

[REDACTED]
4 residents.
Sent from my iPhone

Paula Moretti

From: Pittwater Natural Heritage Association <pnhainfo@gmail.com>
Sent: Friday, 27 September 2019 5:17 PM
To: Ray Brownlee
Subject: Planning proposal PP0005/16

Categories: sent to information management

Mr Ray Brownlee
General Manager
Northern Beaches Council
Dear Sir

Re: Planning proposal for 6 Jackson's Road and 10-12 Boondah Road Warriewood
Application PP0005/15

Pittwater Natural Heritage Association believes that the remaining land around Warriewood Wetlands should not be rezoned for residential or commercial purposes. We object to the above proposal for the following reasons:
It will cause the loss of an unacceptable amount of bushland. The site of this proposal contains a significant amount of trees and understorey which have value as habitat, a carbon dioxide sink, and act to clean stormwater as it runs into the Warriewood Wetlands. If Northern Beaches Council is, as it states, committed to retention of bushland then it should protect bushland on this valuable site adjacent to Warriewood Wetlands.

The site is in a flood zone so this development will adversely affect the hydrological regime in the vicinity of the wetlands

We believe that the land should be purchased by the NSW State Government and used for a mix of bushland protection purposes and public open space.

Yours Sincerely


Secretary

Pittwater Natural Heritage Association

