
Sent: 21/01/2017 7:02:07 PM

Subject: Development Application Enquiry: PP0005/16

Attachments: 181 Bus reference.jpg; B) Dumped Rubbish (2).jpg; B) Dumped Rubbish (3).jpg; B) Dumped Rubbish.jpg; Boondah Road (2).jpg; Boondah Road .jpg; Existing Parking (2).jpg; Existing Parking.jpg; Footpath reference.jpg; 181 Bus reference.jpg; B) Dumped Rubbish (2).jpg; B) Dumped Rubbish (3).jpg; B) Dumped Rubbish.jpg; Boondah Road (2).jpg; Boondah Road .jpg; Existing Parking (2).jpg; Existing Parking.jpg; Footpath reference.jpg;

To: Northern Beaches Council RE: PP005/16 CC: Rob Stokes - NSW Minister for Planning (via Pittwater@parliament.nsw.gov.au) I am writing this letter RE: PP005/16 Development Application to formally place my objection to the proposed plans for the rezoning 6 Jacksons Road, 10 & 12 Boondah Road from RU2 Rural Landscape to R3 Medium Density Residential and also the amendment to the the height of buildings from 8.5m to a maximum 18.5m, & apply a Floor Space Ratio of 1.2:1. Firstly I would like to state the current issues facing Boondah Road due to existing medium density developments in the area as evidence on the impacts and outcomes of these dwellings I have noted specific issues which GTA Consultants have outlined in their report but have understated the impacts of the proposed rezoning and subsequent development, specifically in section 2.5 GTA have provided the current state of Boondah Road listed as "Single travel lane in each direction" A) Boondah Road currently has limited pedestrian facilities with the council recently providing bollards and line upgrades in line with community concerns, the specific objection is that unlike Jacksons Road the additional heavy vehicle traffic on a single lane rural road will significantly impact the safe travel of pedestrians now forced to walk from Jacksons road due to the removal of the L85/E85/185 this is a significant impact as without continuous footpaths through Boondah Road sporting fields until the intersection of Spine Bill and Firetail Drives. Additionally Boondah Road between the Council Depot and 10-12 Boondah Road is subject to regular flooding during rains to the point where pedestrians are unable to connect to Macpherson street any other way than Garden Street due to the closure of the Macpherson Street Dive currently being remediated by Northern Beaches Council. The works on the Macpherson Street to Warriewood Road junction will run for at least 12 months, should PP0005/16 be approved and construction begun this will significantly impact the area with construction traffic, road closures and further limit the access to area by current residents. B) The existing medium density Meriton development has an issue with the dumping of rubbish (refer attachments) which is a continual issue and one that is expected when residential or commercial occupation is significantly increased, to the best of my knowledge there is no facility for residents in these medium density buildings for council supplied rubbish removal which is why when residents leave the premises they dump their possessions on the side of the road, any such major development as planned in PP0005/16 would only cause more rubbish due to the nature of the development being both commercial and residential. C) There is substantial bulky goods areas in Warriewood with the exception of Warriewood Square do not back directly the wetlands, the existing sites at Ponderosa Parade, Jubilee Avenue and Apollo St provide ample areas within the Warriewood valley where these medium/high density developments can be facilitated, this is also inclusive of the Garden Street location which has very low

impact shops (IGA etc.) which are within the existing height limits of the area, the proposal for rezoning to raise the height to approx 18m is well beyond any other existing development on Boondah road other than the Meriton Oceanvale complex which had significant restrictions placed on this to proceed, additionally at Belrose and within Mona Vale proper there are a number of industrial bulky goods locations which serve the community. D) The local community has expectations to keep the environmental aspects of the area safe from developments which are not entirely in-line with the area, this proposal is a substantial move away from the current rural area which considering the horse paddocks which are adjacent to 10-12 Boondah Road would completely be dwarfed by the increased height, scale and opposing nature of a full blown shopping mall on Boondah road, this in my opinion and the opinions of many local community groups I attend are all adamant that there is ample bulky goods facilities in the Warriewood Valley. It is worth noting that as part of the start-up rally against this development the planning of a large community and media campaign against this over-development is underway so that we can voice the concerns we all have around the impacts PP0005/16. E) Additionally this will substantially reduce the natural wetlands feel of Boondah Road and also significantly reduce the prices of the homes located in the Oceanvale complex and those bordering the proposed development. I personally feel that PP0005/16 is a real threat to both the local community and wetlands environment; the applications and planning information attached to the development is limited to numbers and figures with no to scale drawings, site photos with to scale overlays showing the size of the development or even artists impressions of how this development will look and fit into the existing environment, an 18m high development which is focused on bulky goods and residential dwellings will literally block out the sun on Boondah Road due to it's height and the adjacent Sydney Water easement should this be developed would block in the single lane. It's clear that this is not in line with the expectations of the community the area if approved will seriously damage the environmental fabric and rural/residential feel of both Boondah Road and the broader Warriewood Valley; as stated there is ample bulky goods and shopping in the area and in the northern beaches generally with developments such as Warringah Mall almost complete. I can be contacted at any time to discuss this issue, i would expect that Council and Minister Stokes as a local resident would attempt to visit this site to gain an understanding of the drastic impacts of approving such large scale development on Boondah Road. Regards, James Kambourian 104/7 Mallard Lane Warriewood NSW 2102 0415-897-323 jkambourian@gmail.com

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No Parking

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