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**Sent:** 9/04/2017 5:28:02 PM  
**Subject:** Submission PP0002/16 Fern Creek Road  
**Attachments:** Submission PP000216 Fern Creek Road.pdf; Submission PP000216 Fern  
Creek Road.pdf;

Regards  
Helena Sekulich

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Sent from my iPad

9 April 2017

The Interim General Manager  
Northern Beaches Council  
PO 882 Mona Vale  
Via email: pittwater@northernbeaches.nsw.gov.au

### **Fern Creek 2nd Exhibition PP0002/16**

Council's deal, as a developer, was done and dusted a long time ago for this Proposal. Going to 1st public exhibition on 8 August 2016, and again currently, is an absolute farce.

The following advertisements appeared on the website of Matrix Properties, incorporating 9, 11 and 12 Fern Creek Road Warriewood, (based on the boundary map marked in red available on the website), marketing the properties for sale via Expressions of Interest closing 26 July 2016, and ultimately showing the properties as sold. See attachments to this letter. From the advertisement:-

#### **1. Outstanding Infill Residential Development Site for up to 33 dwellings**

It is clear that Council planned in advance (prior to the current public exhibition, 1st exhibition on 8/8/2016, and obtaining rezoning) to include 9 Fern Creek Road as part of a development package. The conditional sale had already been wrapped up. Thereby making the exhibition and submissions received, a total waste of time. On closer scrutiny, the approximate 33 dwellings proposed appear to be more like 50+ dwellings.

#### **2. Asset Surplus to Client's Portfolio**

I question how 9 Fern Creek Road can be viewed as an 'asset surplus'. This property was purchased from WWV S94 Contribution Funds for the purpose of active recreation - Council are presently screaming that there is a lack of active recreation. At Council meeting 28 March 2017, a senior manager stated to the Administrator as follows:-

*"I would like to address the issue of active verse passive open space, Council has a lot of passive open space and in particular we are short of active open space ... and there is a shortage of that in the Warriewood Valley area."*

The land swap proposed for part of 9 Fern Creek Road will only deliver more passive recreation on one hand, plus a large dwelling yield on the other.

In addition, Council's assertion that "0" dwellings, which is notated in Council's documents and current Pittwater LEP 2014, for 9 Fern Creek Road, is somehow an error, is pure fiction. 9 Fern Creek Road was purchased for active recreation purposes as a park/sports field and correctly was marked with "0" dwellings yield. It should also have been classified 'community' land, rather than 'operational', at the time of purchase in 2008. In my opinion, this was a manipulation that 'pulled the wool' over residents' eyes right from the outset.

I strongly object to this proposal and request that 9 Fern Creek Road be rezoned for the purpose it was purchased for in 2014, being an active sports field.

Yours faithfully  
Helena Sekulich  
C/- 8 Boondah Rd Warriewood



FERN CREEK ROAD, WARRIEWOOD  
NSW



COMPANY

DEVELOPMENT SITES

PROJECT MARKETING

OUR TEAM ▾

OUR SERVICES

NEWS



## FERN CREEK ROAD, WARRIEWOOD NSW

Listing type:

Sold

Property type:

Development Site, Residential

Suburb:

Warriewood

### PROPERTY DESCRIPTION

#### **BOUTIQUE NORTHERN BEACHES RESIDENTIAL DEVELOPMENT SITE**

- Outstanding Infill Residential Development Site for up to 33 dwellings\*
- Large site area 9,311 sqm of developable land\*\*
- Suit Integrated Housing / Large Townhouse product
- Popular Northern Beaches Opportunity
- Asset Surplus to Client's Portfolio
- Saleable Product in Current Market and Suit Owner Occupier Buyers

\*Subject to Draft Voluntary Planning Agreement (VPA)/Memorandum of Understanding (MOU) with Pittwater Council and  
Subject to Council Consent

\*\*Approx

**EOI CLOSSES 3PM TUESDAY 26TH JULY 2016**

9 April 2017

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