
Sent: 7/02/2017 11:45:07 AM
Subject: HS_Submission_PP0005/16_07022017_FINAL
Attachments: HS_Submission_PP000516_07022017_FINAL.pdf;
HS_Submission_PP000516_07022017_FINAL.pdf;

My Submission is attached. Please advise when it will be available online. Thank you.

Regards
Helena Sekulich

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Sent from my iPad

5 February 2017

The Contact Officer
Northern Beaches Council

Dear Sir,

**Re: Draft Planning Proposal PP0005/16
(Planning Proposal to rezone 6 Jacksons Road, 10 & 12 Boondah Road)**

The exhibited PP0005/16 is a much needed development for the growing population of Warriewood, Mona Vale & Ingleside. However, a development of this nature needs to be part of a broader development master plan for this area.

Council acknowledged some years ago that infrastructure is required to support employment, retail, and shop-top housing, i.e., through the creation of a town centre at Warriewood. This was indicated by Council's own concept plans for its own lands within the Southern Buffer. Ultimately, these plans did not proceed at that time.

There are retail and employment shortages generally within the region, and demand for these will only increase as the population increases in areas such as Warriewood Valley and Ingleside. Council's solution to these shortages was to promote an unrealistic concept master plan for Mona Vale. This ill-conceived master plan was roundly rejected, in part because it was entirely out of character for the current village spread of Mona Vale; there were also other substantive reasons for its rejection that may indicate a deficiency in professionalism by Council staff.

Ingleside has been given the go ahead for 3,400 homes that will accommodate upwards of 8,000 to 10,000 future new residents; that's not to mention the remainder of the Warriewood residential housing development yet to be completed. These new residents will be shopping mainly within Warriewood and Mona Vale.

In the light of this, where better than to have a planned development in the Southern Buffer of Warriewood Valley, encompassing all the approximate 12 hectares of prime private and public owned lands that surrounds Warriewood Square. This area could easily support development, with no evictions imposed on anyone and limited disruptions to local residents and businesses. Existing infrastructure such as schools, shops and transport links are located on its doorstep.

With respect to playing fields, Council has a readymade solution to providing additional four or five full size fields by simply converting the existing golf driving range which is located next to Rat Park and is community land. This area was originally used as playing fields and it has the necessary infrastructure to once again revert to the usage for which it was originally intended. The car parking facilities at

the driving range will be increased in area significantly once the B-line initiative is underway. There is also the land area of 9 Fern Creek Road which Council had purchased ostensibly for a district park.

Future viability investigations of some of the local golf courses may reveal potential facilitation of other sporting activities, such as soccer, rugby league and golf driving range, to name a few. Furthermore, there will be an abundance of land area at Ingleside to accommodate a range of different sports activities.

As far as I can tell, nowhere in the whole of Pittwater is there any land besides, or positioned, like the Warriewood Southern Buffer, to create or extend retail or commercial land. As mentioned before, the Southern Buffer land is located next to an existing shopping centre that has plenty of available parking space close to public transport. This area was recognised by the PAC as suitable for investigation for a town centre and I propose that this opportunity should not be wasted by Council attempting to turn around and overdevelop existing village centres such as Narrabeen, Mona Vale or Newport in a hotchpotch manner and unnecessarily adversely impacting and even destroying the ambience and quality of life in those areas.

The fact is we need jobs and affordable housing for our children and for the future new residents.

Whether we like it or not, the vital infrastructure needs to be provided. The solution is simple and sensible. The Southern Buffer in Warriewood Valley provides the location for this, and this Proposal offers a balanced plan. I therefore support this proposal.

Yours faithfully,

Helena Sekulich
PO Box 1104
Newport Beach
0419-990-949

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