
Sent: 6/04/2017 4:16:01 PM
Subject: Planning Proposal PP0002/16
Attachments: Scan_20170406_160352.pdf; Scan_20170406_160352.pdf;

Land Release Team

Please see our attached submission.

Regards
Chris Hornsby
President WRA



**Warriewood
Residents
Association**

INC 9896003

Warriewood Residents Association Incorporated
25 Utingu Place
BAYVIEW NSW 2104

6 April 2017

The Administrator
Northern Beaches Council
PO Box 882
MONA VALE 1660

Planning Proposal Central Local Park PP0002/16

Dear Sir,

The Warriewood Residents Association (WRA) wish to submit the following observations on the Planning Proposal PP0002/16.

We thank the Northern Beaches Council for concluding this long running project.

HISTORY

We have to record that the WRA first raised this issue with a letter dated 17 September 2013 to the then Mayor of Pittwater. The 2013 plan foreshadowed changes to the District Park in order to give access to surrounding private land and this was unacceptable to the WRA because of the loss of public land for private use.

We also opposed the subsequent changed plans presented that disadvantaged the ratepayers. Schemes were proposing an area for area swap with no detail, and were therefore unacceptable after careful scrutiny. The site inspections did not convince ratepayers that there was any advantage to them in agreeing to the land deal. The ratepayers of Warriewood have a large stake in the park because they paid \$4m for 1.55 ha for this part of the future District Park.

The WRA Committee decided that because there was limited support from councilors for a better outcome the current scheme was accepted on the 19 March 2016. The current plan indicates that there will be a suitable park where people can to run, kick a ball and fly a kite which is all the WRA has proposed since 2013. The current plan indicates there is a net gain of about 609 sqm to the area outside the 25 m creek line zone. This we believe this gain has been worth striving for, and a therefore good outcome.

CURRENT PROPOSAL

With regard to the current document there does not seem to be answers to some of the fundamental questions that the community expected and campaigned for over the last 4 years. We have taken the last version dated #4, 15/3/2016 as the basis of these remarks.

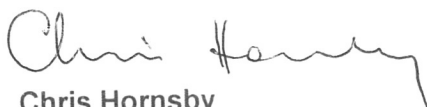
They are:

1. The consultative document identifies when the land owners approached Pittwater Council with the scheme to free up their land locked holdings. The WRA believe that had the community been involved in the original proposal (October 2013), the updated park project would have been finalized some time ago benefitting both the Council and the residents.
2. The consultation document fails to include for the purposes of defining the park a detailed survey plan. This is required to show the lengths of boundaries and bearings of all the parts so that the full picture of what is being done in a transparent way to the ratepayers. The WRA has never accepted that an Area Measurement instead of a survey defines any land. Cr Bob Grace requested a survey before progressing with the land swap and this is what we understood was to happen before agreeing on the areas.
3. WRA has been told that there will be a net gain to the Section 94 fund when the land is exchanged. This was raised with Pittwater Council on the 19th March 2016. However, there are no money details available in the consultative documents. Does this net gain take into account liabilities for items including utilities, civil works and administrative costs? Secrecy is no longer an issue because the facts must be disclosed in the Section 94 Plan.

FINAL

At the Pittwater Council meeting of 19 March 2016 councilors resolved that the Sector 9 Park in the Warriewood Valley should be finished and that the layout from the beginning was to have community consensus, and I quote "the final design is to be developed in consultation with the community". The WRA look forward to taking part in a co-operative and open manner, in all stages of the design of the park.

Yours faithfully,



Chris Hornsby
President WRA

Copies: WRA

The WRA has nothing to declare in relation to the Political Donations and Gift Disclosure requirements for this submission.



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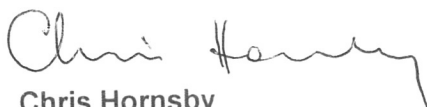
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