
Sent: 18/08/2022 5:43:35 PM
Subject: SUBMISSION PEX2022 0001

Paula Moretti
Principal Planner
Strategic & Place Planning
Northern Beaches Council

Dear Paula,

Re: Rezoning Application for 10-12 Boondah Road, Warriewood (PEX2022/0001)

You have granted us an extension of time until 19 August to add further details to our initial submission dated 12 August 2022.

As you can appreciate, time was very limited for us to obtain professional advice and prepare an adequate response to this Rezoning & Planning Proposal for property immediately adjacent to 8 Boondah Road, which has been our family home since 1955.

I wish to reiterate, as stated in my previous submission, that any water run off or additional flooding as a result from this Planning Proposal is a very significant risk to our property.

In addition, our family is concerned about the proposed children's playing field/park compound, and pathway, which is located adjacent to the western boundary of our property and to our existing family residence and other structures.

I believe that the development applicant and Council are aware that for nearly a decade we have had a plan to upgrade our residence or otherwise redevelop our property. We were constrained in doing so by Council effectively 'quarantining' our property when it sought to buy it from us. Now this proposed play area can, or is likely to, adversely effect the significant potential and public benefit, and the future of our property, by diminishing its suitability in relation to the State government's Ageing in Place strategy and other strategies, and its other values.

Do we not have a right to quiet use and enjoyment of our residence

and the property in general. If it is necessary to create a private children's playground, why other potential locations further away from our residence were not selected. Would others, like Northern Beaches councillors, find it OK to have a children's playground located next to their home? We think not.

Given the existence of sports fields along both sides of Boondah Road in the near vicinity of 10-12 Boondah Road, the public children's playground on Garden Street, Rat Park, and the sporting fields/playgrounds at two nearby schools, is it necessary and appropriate for that addition of a private children's playground adjacent to our family property?

In effect, the proposed planned activities on this area will undoubtedly have a negative impact on our family's quiet enjoyment of our property. We infer that children and adults will be noisily active in the playground during the day and even in early evening, and that there will be also users who do not actually live in the proposed apartments.

We wish to emphasise that we do not object to rezoning 10-12 Boondah Road for medium-high density residential but only seek to have adequately addressed the issues that we have raised.

Please contact me should you require clarification or further information about the matters we raise in our two submissions.

Yours faithfully,

Helena Sekulich
On behalf of Trbojevic Family
8 Boondah Road
Warriewood NSW
0419-990-949

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