

From: "Northern Beaches Council" <notifications@engagementhq.com>
Sent: Mon, 6 Feb 2017 15:05:35 +1100
To: "Northern Beaches Info" <Info.Pitt@northernbeaches.nsw.gov.au>
Subject: Anonymous User completed Submission

Anonymous User made a submission 'Submission ' with the responses below.

First Name

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Submission

The Administrator Northern Beaches Council Dear Sir, Re: Draft Planning Proposal PP0005/16 Planning Proposal to rezone 6 Jacksons Road, 10 &12 Boondah Road from RU2 Rural Landscape to R3 Medium Density Residential, B2 Local Centre, RE1 Public Recreation & E3 Environmental Management. The proposal also seeks to amend the height of buildings map from 8.5 m to a maximum 18.5 m, & apply a Floor Space Ratio of 1.2:1. The proposal is for the land at 6 Jacksons Road; and 10 &12 Boondah Road, Warriewood. The proposal seeks to rezone the land to permit Bulky Goods Retail, associated food and drinks premises and a small residential component as a transition buffer to the three to four storey residential development of Meriton to the immediate north. The site is to be known as the Boondah Precinct. Our family company which owns adjacent land fully supports draft Planning Proposal PP0005/16. We note that this proposal indicates that our land, which is immediate to the east, is also to be the subject of future planning proposals of a similar nature. We have carefully read the documents supporting the application and support the application without reservation. The proposal represents good planning. It sponsors Bulky Goods commercial and the associated uses listed above as well as a small element of residential housing at 10 and 12 Boondah Road. We believe that it is a positive step to propose using the 6 Jacksons Road property for location of a pedestrian and bike path and to provide an effective wildlife corridor that links with the existing Warriewood Wetlands. We know that in this current day and age there is a shortage of local employment opportunities for residents in the Northern Beaches, especially north of Dee Why. We believe that the proposal will, as its economic report indicates, provide hundreds of jobs. Furthermore, housing in the Northern Beaches is becoming scarce and the provision of a small component of residential as a transition buffer to Meriton and the Bulky Goods centre is a valuable element of the overall plan. At last there will be a proper resolution to the major deficiency of having no bulky goods retail in the old Pittwater LGA which has meant that local residents had to travel to Belrose or Manly Vale! The applicants have had

to be mindful of the previous negative response by Council to their 2014 Planning Proposal. In our view this current proposal has carefully addressed all of the so-called deficiencies of that previous proposal. We note that the matters of hydrology, climate change, open space, environment, transport and traffic, bushfire, and integration and non competitiveness with existing retail of Warriewood Square are all properly addressed. Furthermore, we note that the Greater Sydney Commission has recognised the potential of the subject land and the wider 'southern buffer area' and has nominated this wider area as a "local centre" ('Warriewood local centre') and has accorded it the same local centre status as Avalon, Newport and Narrabeen. We recognise the work the GSC is doing in forward planning and, accordingly, we support this draft planning proposal. Previously, by contrivance of its Warriewood Valley Strategic Review Addendum' report, the former Pittwater Council swept away the 'employment generating' classification of the Southern Buffer lands. We view this action as ill conceived and improper. This Council document was never endorsed or in any way supported by the NSW Department of Planning. In fact, the Department stated in writing that it did not support the Addendum. In our capacity as local landowners adjacent to the land area of the Planning Proposal we continue to support the outcomes of the original Warriewood Valley Strategic Review report (a joint Department and Council initiative) by which we were provided with the reasonable expectation of a successful rezoning outcome of our lands. We were encouraged by Council in writing to submit our planning proposal a few years ago. We expended great cost and effort in doing so. However, the previous Pittwater Council hastily prepared no less than four non-statutory planning documents after the private landowners submitted their application and concurrent with its assessment. In our view, this action by Council was reprehensible; it should never have happened. We support the current draft rezoning proposal and hope that the Northern Beaches Council accords it the support that it deserves.

Project Name: Planning Proposal (rezoning) of 6 Jacksons Road and 10 & 12 Boondah Road, Warriewood (PP0005/16)

Project Manager - Gordon Edgar