
Sent: 24/01/2017 1:03:23 PM

Subject: Rezoning 6 Jacksons Rd; 10 and 12 Boondah, Warriewood. Application :
PP0005/16

Dear Sir/Madam

I wish to lodge an objection to the above proposal. I am an owner in the adjoining Oceanvale complex, and am concerned that our community will be adversely impacted:

1. Warriewood needs **more** open space, as the population grows, not less - refer "draft Warriewood Valley section 94 Contribution Plan". There are many local sporting associations which are presently finding it increasingly difficult to find suitable playing fields for their fixtures. As the population in the Warriewood valley increases even further, young families in particular will be impacted adversely by any proposed **decrease in existing Open Space** for their recreational and organised sporting needs.

2. The **flora and fauna** along this corridor have a right to be protected. It is council's responsibility to do so. That is why we have planning laws which seek to plan and implement long term strategies for promoting the coexistence/harmony of a built community and the local environment (as much of course as one can!) That would be called the PLEP 2014. The applicants maintain they will "re-locate" affected species. To where? Their local habitat is shrinking and viability is already under pressure. Developers seem to be long on promises for environmental controls and protection and short on long term effective implementation of these same strategies, once their builds are complete. For example, I refer to the weed infested wetlands behind the Meriton Oceanvale complex.

3. **Traffic congestion** around Warriewood Square is already an issue. The extra pressure of large trucks on local roads servicing the proposed bulky goods outlets will only add to the problem (and danger to residents).

4. **This proposal is inconsistent with the present shopping** mix of Warriewood Square: Mostly small to medium boutique outlets, Kmart and supermarkets. As our local shopping centre, we are well served. For bulky goods there is always the Belrose Super Centre just up the road. This has been purpose built in an area which perfectly accommodates this enterprise. To try to "retro-fit" a bulky goods building into an already compromised traffic, recreational and residential area is not good planning.

5. The height restrictions which presently apply in the Warriewood Valley have made for an excellent mix of houses, apartments, townhouses and aged facilities. It is a pleasant suburb in which to reside. PLEP 2014 is working well for our community. Dramatically changing the **existing height restrictions** to allow for much taller builds will not be in keeping with the present architectural harmony, which has made the Warriewood Valley a prime example of what may be achieved by careful planning.

For the reasons outlined above, I respectfully request Council **not** to support the draft Planning Proposal (Rezoning).

Yours sincerely

Kristin Moller
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