

Assessment of Planning Proposal – Appendix F

6 Jacksons Road and 3, 6, 8, 10 and 12 Boondah Road, Warriewood

Appendix F Summary of Responses Received During Non-Statutory Notification Period				
Respondent	Type ¹	Response Theme	Response Specifics	Assessment Comment
External Referrals				
Ausgrid	E	Electricity Infrastructure	No objection raised. Notes additional work may be required at existing zone substations to augment capacity to supply the development load. Proposed roads must accommodate provision for new cable systems.	N/A
NSW Office of Environment & Heritage	E	Ecological Biodiversity	No comments made or objection raised.	N/A
NSW Police Force	E	Safety	Crime Risk Assessment and CPTED (Crime Prevention Through Environmental Design) assessment not required. No objection raised.	N/A
NSW Roads and Maritime Services	E	Traffic	Transport Assessment does not adequately address traffic impacts of proposed Boondah Precinct Masterplan. Further traffic analysis required. No objection raised.	Matters relating to traffic are discussed in detail at Section 9.4 of the Assessment Report.
NSW Rural Fire Service	E	Bushfire	Any proposed development must allow for compliance with Planning for Bushfire Protection 2006. Sufficient Asset Protection Zones (APZs) must be provided wholly within the development. Council to be satisfied no adverse impacts on Endangered Ecological Communities results from provision or maintenance of APZs. No objection raised.	Matters relating to bushfire safety are discussed at Section 9.3 of the Assessment Report.
Sydney Water	E	Water Infrastructure	Objects to rezoning or use of Sydney Water owned land, having regard to the ongoing requirement for operating equipment and potential requirement for land for future upgrades. Further, if development was to proceed as proposed, additional odour mitigation works are likely to be required. This would result in significant costs to Sydney Water, its customers and benefiting developers.	Matters relating to impacts of the development upon adjoining land are discussed at Section 9.8 of the Assessment Report.

¹ L = Local (within Pittwater LGA) | N = Non-Local (outside Pittwater LGA) | E = External Authority/Agency Referral

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Public Submissions				
Czinner	L	Infrastructure	Insufficiently addresses provision of infrastructure for new development as required by Warriewood Valley Strategic review.	Matters relating to infrastructure are discussed at Section 12 of the Assessment Report.
		Open Space	Lack of details of dwellings prevents assessment of open space needs generated by development.	Matters relating to open space and recreation land are discussed at Section 9.6 of the Assessment Report.
			No extra land allocated for active recreation.	
			No information to back up claim realigning the playing fields will provide adequate sports fields.	
		Car Parking	Relocating Boondah Road does not account for the loss of car parking for open space areas.	Matters relating to traffic, parking and public transport are discussed at Section 9.4 of the Assessment Report.
		Building Height	Proposed building heights of up to 24m is inconsistent with the highest buildings raised under the Strategic Review of 10m. Building heights in Mona Vale are 10m.	Matters relating to urban design are discussed at Section 9.7 of the Assessment Report.
		Flooding	Does the proposal take into account the latest Flood Study for Narrabeen Lagoon, or is it appropriate that the storage level remain at current amounts?	Matters relating to flooding are discussed at Section 9.1 of the Assessment Report.
		Retail Supply	Is more retail needed in Warriewood, given the recently approved addition to Warriewood Centro and existing services provided at Mona Vale?	Matters relating to economic and retail feasibility are discussed at Section 9.2 of the Assessment Report.
			No justification for (large) size of retail component.	
		Traffic	Can the surrounding road network cope with more traffic, and if not, what upgrades are required?	Matters relating to traffic, parking and public transport are discussed at Section 9.4 of the Assessment Report.
Vuko Place Connection	Supports connection to Vuko Place.	Noted.		

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		Noise	Development would be subject to road noise from both Pittwater Road and the raised Boondah Road carriageway.	Acoustic impacts are not a consideration of this Assessment Report as the Site does not adjoin any major sources of noise or vibration and such impacts are able to be addressed as part of a Development Application with acceptable outcomes.
		Community Facilities	There is no assessment of community facilities and if they could be accommodated within the development or if this is even desirable.	The Masterplan supporting the Planning Proposal envisages providing 1,537m ² of community floor space. If existing community facilities are to be relocated, the design and needs of replacement community facilities would be the subject of a separate Development Application, with Council's agreement.
		Local Schools	Department of Education asked that the developer pay for the extra classrooms needed if planning proposals for Warriewood Road and Macpherson Street were approved, as classrooms are not sufficient locally.	The Department of Education has not made a submission to this Planning Proposal within the non-statutory notification period. The Department of Education would have an opportunity to make a submission should the Planning Proposal proceed to a Gateway determination.
Eldridge	L	Open Space	Concerned about loss of green space.	Matters relating to public open space and recreation land are discussed at Section 9.6 of the Assessment Report.
		Community Facilities	Concerned about loss of community facilities.	The Masterplan supporting the Planning Proposal envisages providing 1,537m ² of community floor space. If existing community facilities are to be relocated, the design and needs of replacement facilities would be the subject of a separate Development Application, with Council's agreement.

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Fairley	L	Car Parking	Concern raised over proximity of car parking areas to public open space and recreation areas.	Matters relating to traffic, parking and public transport are discussed at Section 9.4 of the Assessment Report.
Federation Centres c/- McKenzie Group Consulting Planning Pty Ltd Incorporating advice from: Colston Budd Hunt & Kafes Pty Ltd (Traffic); and Hyder Consulting Pty Ltd (Environmental, Flood and Infrastructure)	L	Strategic	Proposal fails the test imposed by the objects of the Environmental Planning and Assessment Act 1979.	The objects of the EP&A Act have been addressed at Section 12 of the Assessment Report.
			Planning Proposal disregards the outcomes of the Sydney Metropolitan Strategy, draft North East Subregional Strategy and Warriewood Valley Planning Framework 2010, particularly the findings of the latter in regard to development options within the Southern Buffer.	Matters relating to the consistency of the Planning Proposal with strategic outcomes are discussed at Section 8 of the Assessment Report.
			Urban design is not consistent with the desired character of Warriewood Valley, or community expectations for development in the Valley.	Matters relating to community expectations and the desired character of the Warriewood Valley are discussed at Section 13.3 of the Assessment Report.
			Planning Proposal fails to undertake fundamental planning constraints investigations in the preparation of the application.	The extent to which the Planning Proposal has addressed relevant planning constraints is discussed throughout Section 9 of the Assessment Report.
			Proposal is inconsistent with hierarchy of centres, specifically the characteristics of a major centre (taller office and residential buildings), which have not been identified as appropriate for the Warriewood Valley but rather for other major centres such as Brookvale and Dee Why.	Matters relating to the consistency of the Planning Proposal with strategic outcomes are discussed at Section 8 of the Assessment Report.
			Pittwater Local Planning Strategy identified industrial and business land which is available for employment generation, and does not include this specific land	
	Inconsistent Information	SJB Report underestimates the commercial/retail GFA by some 16%.	Noted.	

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		Traffic	Inaccurate information means traffic generation has not been accurately accounted for.	Matters relating to traffic, parking and public transport are discussed at Section 9.4 of the Assessment Report.	
			Insufficient consideration of impacts resulting from changes to driving behaviour as a result of the Planning Proposal, including traffic generation and new routes (Vuko Place connection).		
			Insufficient information provided in regard to funding and time arrangements for road works to accommodate the development.		
			Proposed main internal road is not sufficient to cater for the volume of traffic that would be generated by the residential development.		
			Relocated section of Boondah Road conflicts with the existing Warriewood Square Shopping Centre access on Jacksons Road.		
		Public Transport	The development of the northern part of the Southern Buffer results in remote access to transport services.		
		Flooding	Flood assessment is inadequate to determine all relevant factors and a more detailed assessment must be carried out.		Matters relating to flooding are discussed at Section 9.1 of the Assessment Report.
			Stormwater assessment was not based on the latest available flood information.		
			The proposed raising of Boondah Road alters an existing floodway		
			Flood impact of new bridge/culvert structure has not been assessed.		

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			Maintenance issues associated with suspended floor level has not been addressed.	
			On-site detention storage needs consideration.	
			Flood modelling is required to adequately determine the outcomes of the proposal, including 2-dimensional flood modelling.	
			The impact of the development upon stormwater quality has not been addressed.	
		Ecological Biodiversity	45m wide recreated corridor at northern end of the site to be provided as link between Wetlands and creek corridor. This has not been provided, despite the recommendations of the Ecology Report.	Matters relating to ecological biodiversity are discussed at Section 9.2 of the Assessment Report.
			Proposed 'green corridor' east of the new Boondah Road is within an area of cleared grassland which provides limited opportunity to enhance and maintain habitat connectivity between Narrabeen Creek and Warriewood Wetland.	
			No quantitative analysis or investigation regarding vegetated setbacks has been undertaken.	
			Setback from the wetlands of development at the north of the site is not commensurate with that required to preserve endangered habitat.	
			Given the size of the Site, it is essential to provide a detailed impact analysis, as the constraints analysis does not examine the resultant likely impacts on particular habitat or sufficiently examine the existence of endangered or critical habitat on the site.	

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		Waste	No information is given as to how waste minimisation objectives will be achieved, as required by the Warriewood Valley Urban Land Release DCP 29.	Matters relating to waste generation, minimisation and management are not relevant to the high level assessment of a Planning Proposal and would form part of the assessment undertaken by Council for any Development Application.
		Contamination	Planning Proposal fails to identify potential contamination of the Site. The suitability of the site for a mixed use development must be sufficiently examined.	Pursuant to SEPP 55, an Environmental Site Investigation will be required should the Planning Proposal proceed to a Gateway determination.
		Open Space	Planning Proposal fails to adequately address expectations of existing and forecasted community in regard to open space and playing fields.	Matters relating to open space and recreation land are discussed at Section 9.6 of the Assessment Report.
		Infrastructure	Planning Proposal fails to adequately address expectations of existing and forecasted community in regard to services and infrastructure.	Matters relating to infrastructure are discussed at Section 12 of the Assessment Report.
			Existing water supply along Jacksons Road will be compromised as a result of additional demands.	
			Despite that the Boondah Road precinct will not have a significant impact or surcharge on the surrounding water infrastructure, further assessment will be required by Sydney Water to determine the capacity from the catchment downstream of Jacksons Road.	
		Building Height	Height of proposed buildings will dominate the streetscape along Jackson and Boondah Roads.	Matters relating to urban design are discussed at Section 9.7 of the Assessment Report.
Dwelling Density	The dwelling density is inconsistent with strategic directions established under the Strategic Review.	Matters relating to the consistency of the Planning Proposal with strategic outcomes are discussed at Section 8 of the Assessment Report.		

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		Aboriginal Heritage	Further investigations should be carried out as part of the Planning Proposal to determine any likely impacts upon Aboriginal heritage values.	If a relevant consideration as deemed by the Gateway determination process, Aboriginal heritage would be required to be addressed before the Planning Proposal was approved.
		Community Facilities	Insufficient consideration of community facilities provided. Social Impact Assessment warranted to determine likely impacts of reduced community facilities, infrastructure, pedestrian/cyclist network and/or open space.	The Masterplan supporting the Planning Proposal envisages providing 1,537m ² of community floor space. If existing community facilities are to be relocated, the design and needs of replacement community facilities would be the subject of a separate Development Application, with Council's agreement.
Giles	L	Open Space	Pittwater Council is proud of open space gained since it was formed. Loss of open space by mixed use development is unnecessary and will change the face of Pittwater forever.	Matters relating to open space and recreation land are discussed at Section 9.6 of the Assessment Report.
Gordon	L	Flooding	Negative impacts on flood prone land will have negative effects on playing fields and infrastructure.	Matters relating to flooding are discussed at Section 9.1 of the Assessment Report.
		Traffic	Road intersections cannot cope with existing traffic.	Matters relating to traffic, parking and public transport are discussed at Section 9.4 of the Assessment Report.
		Contamination	Part of site is historically recognised as contaminated land but the proposal does not recognise this.	Pursuant to SEPP 55, an Environmental Site Investigation will be required should the Planning Proposal proceed to a Gateway determination.
Hack	L	Building Height	Building heights of 24m are excessive and more than twice that adopted under the Warriewood Valley Strategic Review.	Matters relating to urban design are discussed at Section 9.7 of the Assessment Report.

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		Infrastructure	Recommendations of the Warriewood Valley Strategic Review to require an infrastructure planning strategy and plan as part of any rezoning have not been done.	Matters relating to infrastructure are discussed at Section 12 of the Assessment Report.
		Dwelling Density	Urban Design Report (GMU) appears to propose a dwelling density significantly greater than 32 dwelling/ha, determined as the maximum in the Warriewood Valley Strategic Review.	Matters relating to the consistency of the Planning Proposal with strategic outcomes are discussed at Section 8 of the Assessment Report.
		Development Controls	What would Council rely on to control the bulk and scale of any development proposed for the land after rezoning?	A recommendation has been made that should the Planning Proposal proceed to a Gateway determination, a provision be incorporated into the new LEP which requires a Development Control Plan to be prepared before consent can be granted for development on the Site.
		Open Space	Increases in density in the Warriewood Valley also increase the need for public open space. It is not clear from the Masterplan whether there would be a net increase or decrease in playing fields on Boondah Road. Any reduction would be unacceptable.	Matters relating to public open space and recreation land are discussed at Section 9.6 of the Assessment Report.
Hornsby	L	Strategic	Owners of rezoning application would have had intentions considered by Council and Department of Planning and Infrastructure as part of the Warriewood Valley Strategic Review, and the land was considered not suitable for urban development. Planning Proposal is inconsistent with findings of strategic document.	Matters relating to the consistency of the Planning Proposal with strategic outcomes are discussed at Section 8 of the Assessment Report.
		Flooding	High costs associated with flood mitigation works, therefore requiring the overdevelopment of the site to absorb those costs.	Matters relating to flooding are discussed at Section 9.1 of the Assessment Report.

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Kelshaw	L	Ecological Biodiversity	The green area between Warriewood Square shopping centre and Boondah Reserve should be preserved.	Matters relating to ecological biodiversity are discussed at Section 9.2 of the Assessment Report.
		Traffic	Traffic congestion on Jackson Road and Boondah Road is presently unbearable, and will only increase.	Matters relating to traffic, parking and public transport are discussed at Section 9.4 of the Assessment Report.
Lain	L	Building Height	Building heights above a new ground level of 4.5m PMF is excessive, being 28.5m above existing ground level.	Matters relating to urban design are discussed at Section 9.7 of the Assessment Report.
Mardon	L	Traffic	Traffic movements on Macpherson Street have greatly increased over the last 2 years and a development of this size will create undesirable impacts on road network.	Matters relating to traffic, parking and public transport are discussed at Section 9.4 of the Assessment Report.
Mollema	L	Building Height	Building heights prescribed in the Warriewood Valley Strategic Plan should be adhered to as proposal is excessive.	Matters relating to urban design are discussed at Section 9.7 of the Assessment Report.
		Dwelling Density	Proposal does not clearly identify density of proposed development. The same dwelling density controls which apply to surrounding development should be maintained.	Matters relating to the consistency of the Planning Proposal with strategic outcomes are discussed at Section 8 of the Assessment Report.
		Separation	Plans do not indicate any separation/buffering between buildings and public open space or wetlands.	Matters relating to urban design are discussed at Section 9.7 of the Assessment Report.
		Open Space	Plan appears to appropriate public land to provide green corridors without surrendering any of its own. Council should not surrender any of its reserves or playing fields. Buildings should not cast any shadows over any public land and playing fields.	Matters relating to open space and recreation land are discussed at Section 9.6 of the Assessment Report.

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Respondent	Type ¹	Response Theme	Response Specifics	Assessment Comment
			Development should retain existing public open space areas, or trade to provide larger area.	
		Car Parking	Increased utilisation of public open space areas will increase parking demands, which are not mentioned or addressed by the proposal.	Matters relating to traffic, parking and public transport are discussed at Section 9.4 of the Assessment Report.
Rothwell	L	Public Transport	Size of development within area with inadequate public transport infrastructure.	Matters relating to traffic, parking and public transport are discussed at Section 9.4 of the Assessment Report.
		Open Space	Once public open space is lost, it is gone forever. Objects to reduction of open space.	Matters relating to open space and recreation land are discussed at Section 9.6 of the Assessment Report.
Russell	L	Flooding	Significant problems may arise from development if appropriate hydraulic flow practises are not implemented.	Matters relating to flooding are discussed at Section 9.1 of the Assessment Report.
Scarlett	L	Building Height	Building heights of up to 24m are inappropriate and are well in excess of the maximum height of 10.5m prescribed by the Warriewood Valley Strategic Review.	Matters relating to urban design are discussed at Section 9.7 of the Assessment Report.
		Dwelling Density	No clear indication of dwelling density provided. Surrounding development subject to maximum 32 dwelling/ha density, therefore the proposal should be adhered to.	Matters relating to the consistency of the Planning Proposal with strategic outcomes are discussed at Section 8 of the Assessment Report.
		Traffic	Road network will not be able to cope with additional traffic from such large retail, commercial and residential development.	Matters relating to traffic, parking and public transport are discussed at Section 9.4 of the Assessment Report.
		Open Space	Loss of green space or playing fields is a concern.	Matters relating to open space and recreation land are discussed at Section 9.6 of the Assessment Report.

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Simmonds	L	Strategic	Proposal is inconsistent with the type of development envisaged for the area in the Warriewood Valley Strategic Review.	Matters relating to the consistency of the Planning Proposal with strategic outcomes are discussed at Section 8 of the Assessment Report.
		Public Transport	Development would result in negative impacts on public transport services and commuters to/from this region.	Matters relating to traffic, parking and public transport are discussed at Section 9.4 of the Assessment Report.
		Open Space	Area presently undersupplied with public open space areas, and options for new areas are running out.	Matters relating to open space and recreation land are discussed at Section 9.6 of the Assessment Report.
Warriewood Residents Association	L	Strategic	These lands were subject to the Warriewood Valley Strategic Review where they were found to be unsuitable for urban development. Proposal is inconsistent with the Strategic Review.	Matters relating to the consistency of the Planning Proposal with strategic outcomes are discussed at Section 8 of the Assessment Report.
		Building Height	Proposed buildings heights are not in keeping with the Warriewood Valley Strategic Review.	Matters relating to urban design are discussed at Section 9.7 of the Assessment Report.
			Building heights will cast shadows onto public land to the southeast.	
		Open Space	Public open space areas on building roofs will be used by residents only and not for the people of Warriewood/Pittwater.	Matters relating to open space and recreation land are discussed at Section 9.6 of the Assessment Report.
Flooding	High costs associated with flood mitigation works, therefore requiring the overdevelopment of the site to absorb those costs.	Matters relating to flooding are discussed at Section 9.1 of the Assessment Report.		
Warringah Mall Co-Owners c/- Urbis Pty Ltd	N	Mixed Use Zone	No objection to establishing the Southern Buffer area as a mixed use area incorporating retail, commercial, community, recreational and residential development.	Noted.

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		Retail Supply	Scale of development and quantum of commercial/retail floor space within the precinct has not been adequately justified, and is akin to a sub-regional centre.	Matters relating to economic and retail feasibility are discussed at Section 9.5 of the Assessment Report.
			Larger format retail such as a DDS has not been adequately justified, and should be located within an established retail centre, given the approved expansion of Warriewood Centre	
			Planning Proposal not supported by current economic studies which take into account 2013/14 economic context (improved productivity and effect of online retailing).	
			Proposal would result in direct and significant duplication of uses with the existing centres hierarchy (Warriewood Square).	
		Inconsistent Information	Planning Proposal seeks up to 38,000m ² of commercial/retail floor space while the traffic analysis models a different, smaller scenario.	Any inconsistencies would need to be addressed if the Planning Proposal receives Gateway Determination.
		Strategic	Planning Proposal is not consistent with Centres hierarchy, having regard to the inclusion of excess retail floor area and a DDS, which is not adequately justified.	Matters relating to the consistency of the Planning Proposal with strategic outcomes are discussed at Section 8 of the Assessment Report.
In order to align with future expansion consistent with the draft Subregional Strategy, the Southern Buffer should focus on a more diverse offering such as community facilities and services particularly given the proposed new residential development.				
Waterhouse	L	Building Height	Building heights are excessive and are inconsistent with the guidelines imposed by the Warriewood Valley Strategic Review.	Matters relating to urban design are discussed at Section 9.7 of the Assessment Report.

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		Dwelling Density	The dwelling density of the town centre appears to be well above that allowed for surrounding development.	Matters relating to the consistency of the Planning Proposal with strategic outcomes are discussed at Section 8 of the Assessment Report.
		Traffic	Road infrastructure is not sufficient to cope with proposed development.	Matters relating to traffic, parking and public transport are discussed at Section 9.4 of the Assessment Report.
		Strategic	Development is not consistent with the strategic findings of the Warriewood Valley Strategic Review.	Matters relating to the consistency of the Planning Proposal with strategic outcomes are discussed at Section 8 of the Assessment Report.
Waugh	L	Traffic	Road network would not cope with proposal.	Matters relating to traffic, parking and public transport are discussed at Section 9.4 of the Assessment Report.
		Car Parking	Not replaced to cover car parking for Boondah Reserve.	
		Building Height	Proposal would overshadow the open space areas.	Matters relating to urban design are discussed at Section 9.7 of the Assessment Report.
Wolpert	L	Support	Support for retail shopping facilities as area expands.	Noted.
Youell	L	Building Height	Building heights are not consistent with the Warriewood Valley Strategic Review or adjoining Meriton developments.	Matters relating to urban design are discussed at Section 9.7 of the Assessment Report.