

PLANNING PROPOSAL

**120 – 122 Mona Vale Road,
4A Boundary Street,
and
10 Jubilee Avenue
Warriewood**

Prepared for

OPERA PROPERTIES PTY LTD

By

**CHARLES HILL PLANNING
Director Charles Hill**

Dated October 2012

CHARLES HILL PLANNING

Director: Charles Hill MBA Dip TCP FPIA

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Elanora Heights
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Mr Mark Ferguson
General Manager
Pittwater Council

Re 120 122 Mona Vale Road Warriewood: Proposed Master Plan and Rezoning

Dear Mr Ferguson

I refer to our previous discussions and meetings with Council and Department of Planning and Infrastructure representatives in respect of the above mentioned matter.

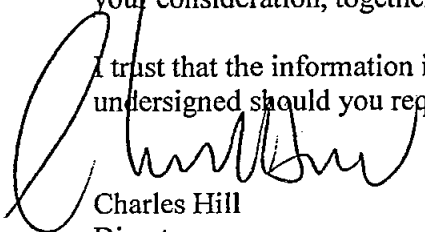
As you will be aware Council on 19 September 2006 invited the Mustaca family (the owners of the subject land) to submit a formal Master plan application to Council for consideration. The purpose of the plan was in part to determine the land capability of the site, potential yield and access arrangements.

Subsequent to the above Council in July 2011, following submission of an application for alternative access to the subject land resolved, that it was now in a position to consider an overall master plan/zoning to develop 120 Mona Vale Road Warriewood, subject to submission of full detailed studies, reports and plans addressing environmental, infrastructure, hazard management, biodiversity and urban capability of the site.

In that regard, and following further discussions with Council and Departmental representatives, GM Urban Design and Architects were engaged to prepare the Master Plan for the site, and Charles Hill Planning was engaged to prepare a planning report in relation to the Department of Planning and Infrastructure's **Gateway Planning** process.

A copy of those reports and associated supporting documentation is now attached for your consideration, together with consent of relevant landowners.

I trust that the information is to your satisfaction. Please do not hesitate to contact the undersigned should you require clarification or further information.



Charles Hill
Director
Charles Hill Planning
5 October 2012

Cc Mr Brad Hazzard, Minister for Planning and Infrastructure and Mr Sam Haddad,
Director General, Department of Planning and Infrastructure

PART 2

APPENDICES

CHARLES HILL PLANNING

Director: Charles Hill MBA Dip TCP FPIA

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Mr Lindsay Dyce
Manager-Planning and Assessment
Pittwater Council
Civic Centre
Mona Vale
15 October 2012

Dear Mr Dyce

RE; Rezoning 120-122 Mona Vale Road, Warriewood.

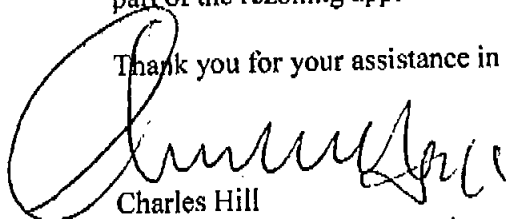
I refer to your letter of 11 October in respect of the above mentioned matter.
Please find attached:

- Six (6) copies of the GM Urban Designers and Architects report.
- Six (6) copies of the *Gateway* Planning Report prepared by Charles Hill Planning, and associated Appendices.
- Cheque for the sum of \$32,000, being payment of relevant fees and charges.
- A copy of the Anglican Church's land owners consent in relation to N0 10 Jubilee Avenue, which is in the process of being purchased by Opera Properties P/L, to accommodate the alternative road, and
- A copy of the land owners consent for N0s 120- 122 Mona Vale Road, and 4A Boundary Street, being Mr Mustaca as a Director of Opera Properties P/L, and owner of those properties.

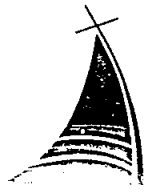
Further to the above, and in relation to your concern in respect of the inclusion of the property known as 4A Boundary Street (Lot 2 in DP 816070) as part of the rezoning application, it is advised that Mr Mustaca, no longer wishes to proceed with the rezoning of that property, other than that which may be required to permit the alternative road and detention basin, and as such is happy to exclude it from any further consideration by Council at this stage.

In addition, if Council considers that that part of No 10 Jubilee Avenue needs to be rezoned to construct the alternative road, then that property will need to be included as part of the rezoning application.

Thank you for your assistance in this matter.



Charles Hill
Director, Charles Hill Planning



PITTWATER UNITING CHURCH
PITTWATERCHURCH.ORG

9th October, 2012

The General Manager
Pittwater Council
Civic Centre
Mona Vale

Re: 120 – 122 Mona Vale Road; 4 Boundary Street; 10 Jubilee Ave,
Warriewood

I refer to the Master-plan prepared by GM Urban Designs and Architects
dated October 2012.

This letter is to advise that Pittwater Uniting Church (PUC) of 10 Jubilee
Avenue, Warriewood as the representative of the land owner Uniting Church
Australia Property Trust, has no objection to Opera Properties P/L making
an application to Council seeking support for the rezoning of the subject
property in accordance with the GMU Master-plan dated October 2012 and
as identified by the pages with my signature or initials.

Yours faithfully,

Bruce Kelman
PUC – Finance and Property Team

Mr Roy Mustaca
Director
Opera Properties P/L
4 Vuko Place
Warriewood NSW

The General Manager

Pittwater Council

Civic Centre

Mona Vale

Re: 120 – 122 Mona Vale Road; 4 Boundary Street; 10 Jubilee Ave, Warriewood

I refer to our discussion in respect of the above mentioned matter.

Please find attached:

- a) a copy of the owner's consent in respect of the property known as 10 Jubilee Ave, Warriewood from the Pittwater Uniting Church seeking Council's support for the rezoning of the subject property in accordance with the GMU Master-plan dated October 2012.
- b) Copy of an extract (Page 28) from GMU Masterplan indicating PUC support for the proposed access arrangements to the subject land
- c) The owners consent in relation 4 Boundary Street, Warriewood, NSW 2102;
- d) The owners consent in relation 120 – 122 Mona Vale Rd, Warriewood, NSW 2102;

Yours faithfully,



Roy Mustaca OAM

The General Manager

Pittwater Council

Civic Centre

Mona Vale

Re: 120 – 122 Mona Vale Road; 4 Boundary Street; 10 Jubilee Ave, Warriewood

I refer to the Master-plan prepared by GM Urban Designers and Architects dated October 2012.

This letter is to advise that Planet Warriewood P/L as land owner of 4 Boundary St, Warriewood has no objection to Opera Properties P/L, making an application to Council seeking support for the rezoning of the subject property in accordance with the GMU Master-plan dated October 2012.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'R. Mustaca', with a long horizontal flourish extending to the right.

Roy Mustaca OAM