



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

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Submission

The General Manager 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 8.5m to a maximum 18.5m, & apply a Floor Space Ratio of 1.2:1. I support this application in that it provides both jobs in a bulky goods end use and a small amount of housing with the least impact on our existing community. Not so long ago. Council was seeking to develop Mona Vale area including the allowing of sub standard residential housing over the Darley / Basset Streets industrial area to the north not so long ago. This proposal by council failed miserably due to thousands of public submissions totally opposed to a bad plan which would have destroyed the Mona Vale Centre as we at present enjoy it. Mona Vale itself is a business area that is already having problems with parking despite Council building a long awaited parking station across from the Delmarge building. Council in the process of now approving a new major land release in Ingleside and of course the existing land releases the Warriewood Valley are still ongoing which will bring in thousands of new residents all wanting to shop at Warriewood or Mona Vale and work nearby if possible. As the Ingleside development will only provide some local shops the new residents will shop, park their cars and use the facilities of existing centres which are already struggling to provide jobs, services, parking and bus links. Not only the area of this proposal but additional land behind and alongside Centro would be an excellent location to

provide the much needed additional infrastructure. Especially in the Bulky goods variety which we don't have at present and can't accommodate in existing local centres. The PP0005/16 documents show that the development will have ample parking facilities, good main road bus links and adjoins existing shopping Centre Centro and is also close to local schools. The proposal has very significant environmental attributes as it seeks to dedicate privately owned land to building an eco corridor between Centro and itself all the way to Jacksons road including an eco bike/pedestrian link track. All at no cost to ratepayers. With development in such a central location at least the residents of Ingelside and Warriewood not to mention those residents of the rest of the Penninsula do not have to undertake yet more driving to either Manly Vale or Belrose to shop for their furniture and electricals for example and we can alleviate some of the pressure the additional population will cause to local shopping centres. [REDACTED]

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

Project Manager - Gordon Edgar