

**From:** Lynne Czinner [lynne.czinner@hotmail.com]  
**Sent:** Sunday, 2 February 2014 5:04:41 PM  
**To:** Pittwater Council  
**CC:** WRA committee  
**Subject:** submission re PP 0007/13 from Lynne Czinner

General Manager,

At first glance a number of issues stand out.

1. The PP says that The WW strategic Review says that any Planning Proposal must be accompanied by information regarding any new infrastructure required for incoming residents and users of area and address the constraints and opportunities. The latter is addressed in some great detail, the former glossed over.

There is no breakdown of the number of dwellings so no calculation of open space and playing fields required. There is no land set aside for any extra playing fields.

There are two "green roofs" shown which would be quite unsuitable for cricket, any code of football, tennis or netball

Also it is stated that with the diversion of Boondah Rd the playing fields can be realigned.

There is very little info re any other necessary infrastructure for the proposed influx of residents and shoppers.

From Figure 5 it appears that the new diversion of Boondah Rd is through the playing fields to Warriewood Centro and the former statement does not take into account that there is a need for even more car parking at the playing fields negating the use of Boondah Rd as playing fields.

never the less it has always been an aim of that when reconfiguring this sector that Boondah Rd would be diverted to WW Centro and/or closed.

From the desired concept plan, Figure 5, a road connection is shown between Boondah Rd and the turning circle at Vuko PI.

This could be positive but who would pay for this?

The PP recommends that the Height of Building Maps be altered to allow up to 24m. The Strategic Review raised the Height of Buildings to 10 m for the rest of Warriewood. Why is this area area different or be given more "favourable" height limits?

The top storeys will have commanding views of the Warriewood STP!

The PP says that there will be no net loss of flood water storage and that it will remain at current levels/ amounts.

Does this PP take into account the latest Flood Study for Narrabeen Lagoon and it's effect on Warriewood Valley?

OR is it appropriate that the storage level remain at current amounts?

The report also says that the site is suitable for additional retail opportunities.

With the recently approved addition to Warriewood Centro it must be questioned as to whether any more retail is needed in Warriewood, whether it is desirable and whether the surrounding road system can cope with any more traffic. The Strategic Review said that Jacksons Rd would need an extra lane if this were to happen.

This area is log jammed at weekends and late afternoon.

As far as approx 1000 (top of head calculation--at 350 sqm per dwelling) extra residents the schools are full as quoted in their submission on the latest applications for Macpherson St and Warriewood Rd and the intersection at Mona Vale Rd and Pittwater Rd at Mona Vale must be notified to RMS if more than a certain number of dwellings are proposed for Warriewood. This is the first time this has been asked for so obviously this intersection is at a critical level of traffic movements. The surrounding intersections near and with Powderworks Rd and Pittwater Rd at N Narrabeen to the south are also at crisis point during the afternoon peak hour.

The Key to Fig 5 shows a reddish box which designates "community facilities" but there does not appear to be any such building on the Plan.

I do not make any donations to political parties.

I may submit a complementary submission early this week.

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