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**From:** Susan Hazel <[REDACTED]>  
**Sent:** Tuesday, 20 December 2022 9:36 AM  
**To:** Planning Panels - Northern Beaches  
**Cc:** Phil Jemison; Lauren Robins  
**Subject:** Fwd: Kamfam Pty Ltd submission re: RE: PEX2022/0001 (10-12 BOONDAH ROAD WARRIEWOOD)  
**Categories:** NBLPP

**RE: Kamfam Pty Ltd submission re: RE: PEX2022/0001 (10-12 BOONDAH ROAD WARRIEWOOD)**

**Support for the rezoning:**

As we stated previously in writing to council, Kamfam Pty Ltd supports the rezoning Application by Henroth.

We did explicitly state our support for the proposed rezoning in our original submission to council. In our view, the abbreviation of our submission in council's summary of 'objections' council failed to include the qualification that we supported the application for rezoning. Our statement of support qualified our concern about a single resolvable issue. In our opinion the summary of 'objections' should not have been omitted this qualifying statement of support.

We presume that council has not highlighted our support for rezoning to the panel, and that it possibly has not provided the panel with our complaint to council about its summary which implies the opposite of what we explicitly wrote - that we supported the proposed rezoning. Council has not advised us in its response to our complaint that it would ensure that this complaint would be advised to the Panel.

**Proposal to Masterplan:**

Furthermore, Kamfam Pty Ltd believes that 10-12 Boondah Road, along with the two other anomalously zoned RU2 rural properties I'm whitely to the east of 10-12 Boondah Road are particularly suitable for rezoning to Residential and/or Mixed Use (6 Boondah Road is our company-owned property, and 8 Boondah Road is owned and occupied by the Trbovich family).

Our reasoning is based on the following:

1. Level land surface, very close to all facilities, such as:  
High School, & Primary School;  
Buses including Express B Line bus;  
Mona Vale Hospital and It's walk-in Emergency Department and Aged Services Rehabilitation, within a few minutes drive;  
Pittwater Road, the main road along the length of the Northern Beaches;  
Shopping mall - including medical and dental clinics, bank branches, internet providers, and three supermarkets;  
Car parking at Rat Park;  
Sports fields - the highest density in the Northern Beaches;  
Ocean beach - the longest in Sydney;  
Wetlands reserve walkways and waterfall, suitable for birdwatching and other passive recreation;  
Entrance to Narrabeen Lagoon - largest in Sydney - with recreational fishing.

2. Ideal for either residential housing, including low income and special needs housing, as can be demonstrated by the number of retirement villages and nursing homes established within walking distance. These lands are particularly suitable in relation to the NSW government's Ageing in Place Strategy, which we believe has not been adequately addressed by council, in particular in relation to these above mentioned properties. It is highly instructive to be aware that these lands fulfil every state-government listed criterion for housing location appropriate for its Ageing in Place Strategy.

3. Can be used in conjunction with specific needs such as small children, parking, mobility scooters etc.

4. Can accommodate medical offices, as was proposed when the new hospital site was considered at Jackson Street.

5. Business centre as it is a growing urbanised area with there being no other options for potential commercial zoning such as this.

It would serve the community well if council showed initiative, in the public interest, and rezoned 10-12 to serve the community in providing much needed facilities including optionally rear access to facilities for bicycles, motor scooters, walkers etc, as the land surface of the combined lots and the surrounding area is level ground.

(Dr) Jo KAMMINGA

Director

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(Principal, National Heritage Consultants, Canberra)