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**Sent:** 13/02/2017 2:39:57 PM  
**Subject:** PP0005/16

To whom it may concern

Re: PP0005/16

I am a long term local resident as well as a board member of Narrabeen Youth Club. I have also been on the boards of Narrabeen Football Club and Manly Warringah Pittwater Community Aid.

I oppose the Draft Planning proposal PP0005/16 for several reasons.

The Boondah and Jacksons Roads area is a local community hub. It is well used for shopping at Warriewood Square as well as sporting activities at the fields and community events at the Ted Blackwood Hall as well as the Council Community Rooms on the Corner of Jackson's Road and Pittwater Road.

I do not believe it is in the best interests of the local community to change the zoning in this area.

Pittwater Council studies have shown this area to be part of a greater sensitive Wetland area.

*“The Panel notes that there are Endangered Ecological Communities on the land. While the proponent suggests that these communities could be replanted/relocated elsewhere, there is no firm proposal, approved by the landowner of the land, for such compensatory relocation or replanting.*

– Sensitive flora and fauna cannot simply be replanted or relocated.

Part of the community we live in here in the Warriewood Valley is the beautiful She Oak plantations and the waterways/wetlands that make it a desirable place to be. To add a large Supa Centre in the middle of this is to totally detract from how we live in our suburb. Looking at the Belrose Supa Centre it requires significant traffic access both for customers and deliveries. I do not believe the area of Boondah & Jacksons Roads can accommodate this due to the sensitivity of the Wetland area, the current (and increasing) traffic flow especially around the 4 traffic roundabouts along Jacksons Road also the community use of the sports fields and community buildings along Boondah Road.

Any local person with even tentative sporting interest knows it is not true to say – *“Warriewood Valley appears to be well provisioned with sportsfields.*

The Northern Beaches is desperately short on sporting fields. Football alone has over 17,500 participants currently and is growing every year. With AFL being developed in the region too the shortage of fields will become more desperate and suggesting adapting Mona Vale Golf Course or the Narrabeen Driving Range is the suggestion of a company which does not participate in their local community. I am doubtful of the accuracy of their traffic flow surveys.

It is envisioned that the redevelopment would establish a Bulky Good Retail precinct of two (2) levels with three (3) to four (4) storey residential in the northern portion of the site to integrate with existing and proposed surrounding development.”

A more appropriate area for this is surely Belrose. The other industrial areas in the vicinity are in Brookvale and Cromer. To have such a development in the Boondah Jacksons Road area is ridiculous. Imagine the increase in traffic. Have the traffic flow studies taken into account the 4 traffic roundabouts along Jacksons Road? Has it taken

into account the traffic on Saturday mornings on Boondah Road during football season which are currently difficult to manage let alone with a Bulk Good Retail Centre (like Belrose Spa Centre?) and the traffic flow that may generate as well as how the local roads will manage the increased volume in large delivery trucks. As Council reports show the area under proposal is on the site of an old tip. The council buildings are subsiding and need replacement. This is not a suitable site for this kind of development. This sensitive plot of land is unsuitable for a Supa Centre development. It is a community space mixing the retail of Warriewood square with the community centres, schools and sports fields. It is incompatible with what is proposed.

Pittwater Council plans for the Southern Buffer is more suitable to the area, the wetlands, Community use and the expansion of the sports fields redevelopment of the community buildings along Jacksons Road.

This proposal should be refused.

Kind Regards

Belinda Rawley