



**Warriewood  
Residents  
Association**  
INC 9896003



Warriewood Residents Association Incorporated  
25 Utingu Place  
BAYVIEW NSW 2104

29 August 2016

The Administrator  
Northern Beaches Council  
PO Box 882  
MONA VALE 1660

## Planning Proposal Central Local Park PP0002/13

Dear Sir,

The Warriewood Residents Association wish to submit the following observations on the Planning Proposal PP0002/13

### **SUBMISSION**

#### **Report Part 1**

We note that in the objects it is stated

*The objectives of this Planning Proposal are to amend the Pittwater Local Environmental Plan 2014 to enable the creation of the southern portion of the planned Central Local Park also known as Fern Creek Park by changing:*

- 1. The Urban Release Area Map by amending the boundary of sectors within the Warriewood Valley Release Area.*
- 2. The Land Zoning Map to rezone the northern portions of Lots 11, 12, & 13 DP 1092788 and Lot 5 DP 736961 to Public Recreation RE1.*
- 3. The Height of Buildings Map to amend the maximum height applying to specific land.*
- 4. The dwelling yield provisions contained in Clause 6.1 to enable the transfer of development yield to the developable portion of 9 Fern Creek Road within Warriewood Valley Release Area.*





*The location of the site the subject of the Planning Proposal is depicted on **Figure 1**.*

## **RESPONSE**

Paragraph (2) states that there is to be an amendment of the Zoning Map but in this document there is no map of the park and this has been the ongoing issue for the Warriewood Residents Association. It is not sufficient to give areas because they do not satisfy the intent of the council's decision that the WRA agreed to. Pittwater Council resolved (in background to their decision) that there would be a park of sufficient width and depth for ball games and free activity. Without this map and its dimensions the community cannot judge or assess this proposal.

At the council meeting on 19 March 2016 in which the proposal to prepare a document for public consultation was passed, the discussion included the need for a survey of the park area. Not only was this survey to ensure clarity on the actual open space but it was a process required to manage potential council liabilities for underground power lines and flood mitigation requirements. It was agreed that clarity on these liabilities was required to ensure that the land swap did not disadvantage the residents of the northern beaches in favour of the developer.

Paragraph (4) indicates that 9 Fern Creek Road has attracted a special density (as the resolution of Pittwater Council) however, it already was zoned R3 and the area must, like the other changed lots, have their allocation reduced to fit the changed land size to avoid what may be seen as double-dipping. That is, getting a yield on their previous land size, disposing of unwanted land to council and thereby getting road access that was previously unavailable to them. This would be clarified if we had a map to see what is proposed.

## **Part 3 Paragraph 1**

In part states:

*The need for this Planning Proposal is driven by Council's desire to deliver the southern portion of Central Local Park.*

## **RESPONSE**

This is partly true, but it fails to mention that the community already owned a large portion of land for which it paid \$4 million. This land includes the southern part of the existing park. Therefore for a better historical background the above statement could be amended to advise that this proposal is driven by Council's desire to *change the shape* of the southern portion of the Central Local Park.

Further, there is an inference that the approach from Fraser's Property was the trigger for these changes. The WRA wrote to the Mayor on 17 September 2013 asking for clarification of a plan circulated at the council meeting. That plan showed roads and parking, which while not subject to a land swap, would have given effect to providing street access to land locked private property.

In conclusion we have always maintained that this park is a district park and should be so designated as such in all documents.



**Part 3 paragraph 3**

Noting the Pittwater Council resolution of the 19 March 2016 para (6)

*That Council include stakeholders in the design of the southern component of the Central Local Park (Sector 9).*

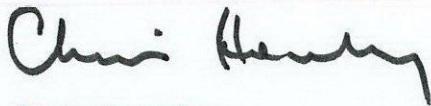
**RESPONSE**

The Warriewood Residents Association looks forward to working with the Northern Beaches Council in this process, from the beginning, and in accordance with the wishes of the council at that time.

**Cost of changes**

The Warriewood Residents Association would like to know if the cost of these changes is being paid for from the Section 94 Plan. If this is so then the WRA would like to propose the cost should be borne by the land owners who proposed this new arrangement as they are the principle beneficiaries from the proposed changes to the plan.

Yours faithfully,



Chris Hornsby  
President WRA

Copies: WRA

This Submission Form must be completed and attached to your submission.

Planning Proposal No: PP0002/16

The Interim General Manager  
Northern Beaches Council  
PO Box 882  
MONA VALE NSW 1660

(Fax No: 9970 7150)

Name CHRIS HONANBY  
Address 25 UTINGA PL  
BAYVIEW  
Phone 9979 5620  
Date 29/8/16

Planning Proposal: To create the southern portion of the planned Central Local Park,  
Warriewood Valley.

At: 9, 11, 12 & 13 FERN CREEK ROAD, WARRIEWOOD NSW 2102

I have inspected the Planning Proposal. I have considered it in the context of the relevant planning instruments or policies.

☒ Yes ☐ No

I am willing to provide expert reports to supplement my comments should a conflict in opinion arise.

☒ Yes ☐ No

I am willing to provide evidence to the Land and Environment Court if the application is appealed.

☒ Yes ☐ No

In the interests of public transparency please note that your submission in its entirety will be available to the applicant or other interested persons on request and will also be made available on Council's Internet site through Council's transparent Development Application tracking process. You are encouraged, as is the applicant, to discuss with each other any matters that may be of concern.

COMMENTS: (You may use the space provided or attach a separate document).

see attached letter to The Administrator  
dated 29/8/16

Name: CHRIS HONANBY Signature: Chris Honanby Date: 29/8/16

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