

Client

Meriton

Project

Warriewood Consultation Outcomes Report

Date

26 February 2010

Contact

Oliver Young
93872600
oliver@elton.com.au



Sydney
t +61 2 9387 2600
PO Box 1488
Level 6, 332-342 Oxford St
Bondi Junction NSW 1355
f +61 2 9387 2557
consulting@elton.com.au
www.elton.com.au
ABN 56 003 853 101

Prepared by Oliver Young and Mark Tirpak

Reviewed by



Brendan Blakeley

Date 26 February 2010

Job number 10/1641

Document name outcomes report final.doc

Version Final

This document is
printed on paper produced
using sustainable forestry
practices and chlorine
free pulp

Contents

1	Introduction	1
1.1	Background	1
1.2	Consultation Overview	1
2	Summary of consultation activities	2
3	Community information and feedback session	3
3.1	Attendees	3
3.2	Feedback methodology	3
4	Analysis of feedback	4
4.1	Summary	4
4.2	Respondent profile	4
4.3	Feedback	4

Appendices

Appendix A – Feedback form
Appendix B – Flyer
Appendix C – Advertisement (Manly Daily)

1 Introduction

1.1 Background

The NSW Department of Planning (DoP) has approved an application by Meriton to have a development proposal for their 8.116 hectare site at 14-18 Boondah Road, Warriewood considered as a “major project” under Part 3A of the Environmental Planning and Assessment Act 1979.



The site: 14-18 Boondah Road, Warriewood

Key elements of the proposal include:

- 16 residential flat buildings ranging in height from 3 to 5 storeys and containing a total of approximately 600 apartments
- Basement car parking
- Convenience shop/cafe and childcare centre
- Creekline corridor restoration and site landscaping
- Publicly accessible cycle way to link in with the wider bicycle network system, bushfire protection and vegetation protection zones adjoining the Warriewood Wetlands.

As part of the Director General's Requirements (DGR's) for the application, Meriton has been asked by the DoP to undertake “appropriate and justified level of consultation in accordance with the Department's Major Project Community Consultation Guidelines”. Meriton engaged community consultation specialists Elton Consulting to independently facilitate a period of consultation with the local community.

This report outlines community engagement activities and community feedback received during consultations (from when the project website was activated on 1 February 2010 to end of the feedback period on 19 February 2010).

Elton Consulting understands that this report will be included along with other relevant planning documentation when a proposal is submitted to the NSW Department of Planning.

1.2 Consultation Overview

The purpose of these consultations was to inform community stakeholders about Meriton's draft proposal and to identify issues prior to finalising the environmental assessment report and concept plan.

Importantly, it was intended that consultations with the local community would provide a forum for the project team to listen, understand and seek feedback from stakeholders to ensure relevant issues are considered during the finalisation of the proposal. It was also intended that consultations would allow Meriton to gauge the level of stakeholder support and acceptance for the proposal.

Accordingly, the key objectives of this consultation were to:

- Provide accurate and relevant information about the Meriton proposal to local residents to create an awareness of the proposal
- Provide a means by which stakeholders could comment on the proposed plans prior to their finalisation – via a paper and web-based feedback form (feedback form included as Appendix A)
- Assist the project team to better understand issues of local importance
- Provide the project team with the opportunity to incorporate stakeholder feedback into the planning and development process.

It is important to note that the feedback contained in this report:

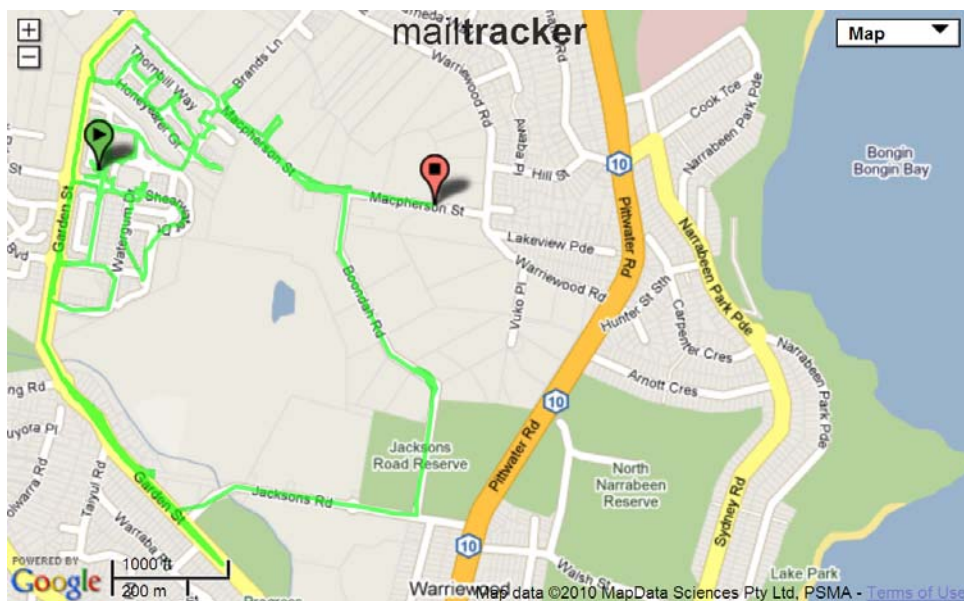
- Cannot be construed as being statistically representative of opinion within the local community
- Is not part of the formal public exhibition process which will be held after the lodgement of the proposal with the DoP
- Will be one of the many inputs considered by Meriton and their project team as they refine plans for the future planning of the site.

2 Summary of consultation activities

In accordance with the DGR's, consultation activities were planned and undertaken with reference to with the DoP's *Major Project Community Consultation Guidelines October 2007*.

An outline of consultation activities is included below:

- The development of a project website (www.meritonwarriewood.com.au) launched 1 February 2010, containing proposal information and an interactive feedback form
- An information flyer delivered Wednesday 3 February 2010 to letterboxes in a catchment area adjacent to the site (flyer included as Appendix B). The flyer was used to promote the community information and feedback session and the project website. Approximately 850 flyers were delivered
- An advertisement published in the Manly Daily (circulation 91,784 / readership 139,000) on Thursday 4 February 2010 (advertisement included as Appendix C)
- A community information and feedback session on Saturday 13 February 2010.



Map of flyer distribution area (indicated in green)

3 Community information and feedback session

A community information and feedback session was conducted at Pittwater Council's Ted Blackwood Narrabeen Youth and Community Centre (cnr Jacksons and Boondah Roads, Warriewood) on Saturday 13 February 2010, from 12 pm until 3 pm.

A community information and feedback session is an open house where members of the public and other stakeholders are invited to view information about the proposal. Information is presented in a series of display panels; display panels are typically predominantly graphic with some explanatory text. Project team members engage with participants individually to address questions and provide detailed information about features of the proposal. Structured feedback is gathered to ensure specific comments are obtained.

Members of the project team in attendance at the session included representatives of:

- Meriton Apartments – project manager and property owner
- Architectus – urban design and planning consultants
- Brown – water management consultants
- Halcrow – traffic impact assessment and management consultants
- Total Earth Care – flora and fauna consultants
- Elton Consulting – community consultation.

3.1 Attendees

There were twenty-nine attendees at the community information and feedback session, including four attendees who chose not to sign in at entry. Attendees were encouraged to sign a register to record attendance at the event and to allow attendees the option of receiving additional information about the project in the future.

Details recorded by attendees indicate that the majority were from Warriewood and at least three attendees represented Pittwater Council, including two Councillors.

3.2 Feedback methodology

During the session, feedback was collected from attendees:

- Through a feedback form (feedback form included as Appendix A)
- Anecdotally by members of the project team during one-on-one discussions.

Additional feedback was received via the project website, as well as through two telephone calls to Meriton.

Session attendees were encouraged to complete feedback forms during the event, but they were also given the option of taking forms with them to complete by Friday 19 February 2010. Attendees were encouraged to take as many copies of the feedback form as they wished to share with their contacts (along with prepaid post envelopes), as well as to provide feedback via the project website. Display boards from the community information and feedback session were posted to the project website on Monday 15 February 2010.

4 Analysis of feedback

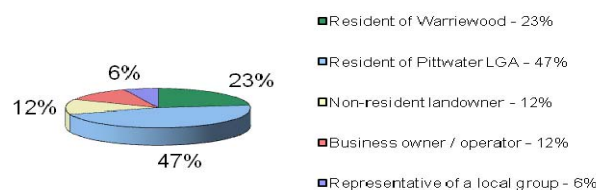
4.1 Summary

A total of thirteen feedback forms were received during the consultation period. Eight forms were received via the project website, two at the community information and feedback session and three by mail. Anecdotal feedback received during the community information and feedback session reflected the feedback received online and via written feedback forms.

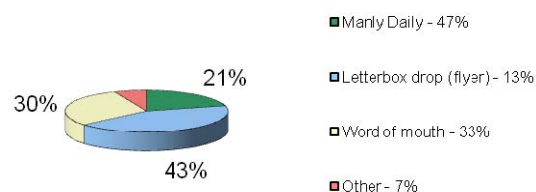
4.2 Respondent profile

Completed feedback forms indicate that the majority of responses came from residents of Pittwater LGA; in comparison, the majority of attendees at the community information and feedback session were from Warriewood.

The table below provides a profile of responses to the question posed in the feedback form *'which of the following best describes you?'*:



In addition, the majority of respondents indicated first learning about the project via the advertisement placed in the Manly Daily (advertisement included as Appendix C). A profile of how respondents first learned about the project is provided in the table below:



4.3 Feedback

4.3.1 Online, written and anecdotal feedback

Generally, the online, written and anecdotal feedback received indicated an understanding of the suitability of the site for some form of

residential development. However, there was concern expressed about the potential impacts emerging from the extent of development proposed for the site, as well as the cumulative impact of overall development in the surrounding area.

A few respondents also questioned how the community information and feedback session was promoted and questions were posed about how information about the proposal could be accessed online. Respondents also expressed a desire for more opportunities for providing feedback as the project progresses.

Specific issues about the proposal raised in feedback include:

- The number of dwellings proposed for the site, and compliance with local development controls (1993 LEP and DCP 21).
- Why the DoP's Part 3A process will be used to determine the proposal as opposed to Pittwater Council
- The height of proposed development and its impact on the existing character of the area
- Potential impacts on local traffic conditions, including access to Mona Vale Road and public transport
- How the proposed development will impact local services including Mona Vale Hospital, Warriewood Shopping Centre, public transport and local schools
- Potential impacts on Warriewood Wetlands and how they will be mitigated
- How parking on site will be accommodated
- Compatibility of residential development with the neighbouring Sewage Treatment Plant
- Questions about the links between the proposed development and benefits for the local economy.

Benefits of the proposal identified in feedback include:

- Providing affordable housing options to the northern beaches area
- Providing housing that can retain young people in the area and offer options for aging in place
- Enhancements to the local open space network
- Increasing local property values
- Improving the local and regional economy.

In addition, the following resources were identified for the project team to consider when finalising the proposal:

- The “Warriewood Valley Sewage Treatment Plant Buffer concept masterplan” (2002)
- “Sea Green Estate” as a model of the type of the development the community would like to see more of.

4.3.2 Telephone feedback

In addition to the feedback described above, two telephone calls were received by Meriton about the proposal during the consultation period. The callers expressed support for the proposal and an interest in potentially developing their sites in Warriewood at some point in the future.

Appendix A – Feedback form

Meriton Warriewood - Feedback Form

1. What are the three (3) key issues that you feel need to be considered in planning for this site?

1.)

2.)

3.)

2. Do you have any information about the site and/or the surrounding area that you believe could be useful for the project team?

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

3. Do you have any other comments about the proposal for the site?

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

4. **Which of the following best describes you?** (please mark all that apply)
- a. Resident of Warriewood
 - b. Resident of Pittwater LGA
 - c. Non-Resident Landowner
 - d. Business owner / operator
 - e. Representative of a local group (please specify)
 - f. Other (please specify)
5. **How did you first hear about this Community Information and Feedback Session?**
- a. Representative of a local group
 - b. Manly Daily
 - c. Letterbox drop
 - d. Word of mouth
 - e. Other (please specify).....

Thank you for taking the time to complete the feedback form.

The information you have provided will be treated as confidential. No individual will be identifiable in the consultation report.

Appendix B – Flyer

Meriton Warriewood

COMMUNITY INFORMATION & FEEDBACK SESSION

**BETWEEN
12.00 PM – 3.00 PM
SATURDAY
13 FEBRUARY**

Ted Blackwood Narrabeen Youth &
Community Centre – Main Hall

(Cnr Jacksons & Boondah Roads,
Warriewood)

Meriton invites you to a community information and feedback session regarding a planning proposal for their site at 14-18 Boondah Road, Warriewood, for residential development, a childcare centre and a convenience shop.

This community information session is an important opportunity for you and other members of the community to find out more about the project and share your knowledge and views with members of the project team.

At the session you can meet with members of the project team to discuss details of the application lodged with the Department of Planning (DoP). Feedback from the session will form the basis of an independent consultation outcomes report to be submitted to the DoP.

Information regarding the project is also available at:

www.meritonwarriewood.com.au



Meriton Warriewood

COMMUNITY INFORMATION & FEEDBACK SESSION

**BETWEEN
12.00 PM – 3.00 PM
SATURDAY
13 FEBRUARY**

Ted Blackwood Narrabeen Youth &
Community Centre – Main Hall

(Cnr Jacksons & Boondah Roads,
Warriewood)

Meriton invites you to a community information and feedback session regarding a planning proposal for their site at 14-18 Boondah Road, Warriewood, for residential development, a childcare centre and a convenience shop.

This community information session is an important opportunity for you and other members of the community to find out more about the project and share your knowledge and views with members of the project team.

At the session you can meet with members of the project team to discuss details of the application lodged with the Department of Planning (DoP). Feedback from the session will form the basis of an independent consultation outcomes report to be submitted to the DoP.

Information regarding the project is also available at:

www.meritonwarriewood.com.au



Appendix C – Advertisement (Manly Daily)

Positions Vacant

Check out the first page of CareerOne local for our top jobs this week.

SHEETMETAL WORKER

Tradesperson req'd for busy, modern workshop.

MARCUS ENGINEERING P/L
☎ 9905-0672

Hairdresser Senior

If you are qualified and just love cutting. We are looking for great people to join our new team at Just Cuts Warriewood/ Warringah Mall. Full-time/Part-time positions available now.

Phone Clare
0412 944 474

Part Time/ Full Time Dynamic Staff

Required for European hi-tech equipment weight loss studio in Mona Vale. Nutrition, fitness, personal training experience essential. Sales experience an advantage.

Contact
mike_rayhill@yahoo.com.au

Detailer/ General Hand

This role involves the cleaning of vehicles and general duties around the workshop.

Drivers licence is essential.

Please contact Michael or Matt:
9451 5022

FORESTVILLE AUTO BODY REPAIRS

Internal Sales/ Operations

Busy office in Manly Vale requires lateral thinking person to learn all aspects of business.

Interesting and varied work. Excellent keyboard skills and clean drivers licence required.

Call Steve on
9949 2999

PHARMACY ASSISTANT

F/time position in a busy Mosman Pharmacy. Honest and reliable with retail exp desirable. Career training available.
Ph: 9968 2231

Wheel Repair Specialist

Sought for growing company.

No experience necessary as training will be provided. Must have drivers license and be motivated to earn an excellent weekly income.

Attention to detail, customer service and sales skills will ensure your success in this role.

Call 1300 933 299 or email: info@thewheelman.com.au for more information

CAREERONE is growing every week. With so many jobs available, make your ad stand out. We offer a range of logos, attention getters and a range of display advertising where your imagination is the limit. Call the friendly CareerOne team to discuss your options. 13 19 79

Apprenticeship Butcher

Mosman

This is your opportunity to learn the butchering trade with a full apprenticeship to one of the best butcher shops in Sydney.

Call Stephen
9969 3372

Childcare Worker

Enthusiastic person wanted to work in before & after school centre at North Balgowlah Public School.

Mon-Fri afternoon, from 2.45pm-5.30pm. Working with children check applies.

Email to:
kerryecook@gmail.com by 5/02/10

Console Operator

Required for Avalon service station Mon-Fri 1pm to 8pm.

Call Harry:

0411 473 016

Cook

Experienced, for Brookvale Coffee Shop. Also must be willing to perform Kitchenhand duties & work weekends.

0432 925 822

Deli Assistant

Must have experience & product knowledge essential. 40 hours per week. Call between 9am - 3pm. Maurice:

9905 3020



Forklift Driver

Frenchs Forest/Thornleigh

- Food Manufacturing Co.
- Casual - Long term work
- D/A/N shifts - rotating roster
- Own Transport is required

Call Action Workforce on **9687 0955**
10am-4pm Mon-Fri

Grill Person

Old fashioned fish & chip shop in Naremburn requires an experienced person on the grill.

Please contact Faraz: 0412 610 960

Hairdresser

First year apprentice

The Salon is looking for a motivated person to join our team. Phone Julie on:

9981 5933

HAIRDRESSER experienced part time Senior required, must include Saturdays for a Narrabeena Salon. For enquiries ring 0422 458 517

MELON CUTTERS HAIR OF COLLAROY

Is seeking a senior stylist, full time or part time and a 2nd or 3rd year apprentice to join our experience team of stylist.

For an interview please call Gavin on 9972-1163

JUNIOR SHOP ASSISTANT

Current school leaver required for full-time position. Passionate interest in fish keeping essential!

Contact Matt at Manly Aquarium World (not Oceanworld)
☎ 9977 1758 After 10am

Motor Mechanic or 4th Yr Apprentice

Required for modern local workshop. Good conditions and wages for the right applicant.

0425-344-569

PAINTER must be licenced and a top trades person. Wages only, Mosman Smash Repairs 9907 1161 or email admin@mosmansmash.com.au

PANEL Beater must be a top trades person & licenced, will consider a contract person who is set up for business. Phone on 9907 1161 or email: admin@mosmansmash.com.au

PANELBEATER

Small busy shop requires reliable tradesperson.

☎ **0433-426-761**

PHARMACY F/T M-F POS & stock control manager for professional, busy St Ives pharmacy. Must have prev pharmacy Exp. Excellent Remuneration. 0412-440-003

Removalist Offsiders

Packing exp essential. Car lic, own transport. 5 days. Brookvale. Immediate start.

☎ **0404-373-305**

Shop Assistant

Full or Part time, experience preferred.

Freshie Chickens
☎ **9938-5628**

Colour...

adds impact!
The TrueLocal Retail team can help you now...

13 19 79

Senior Hairdresser

Astute hair design in Avalon is looking for a committed, self motivated and loyal Senior Hairdresser. Must be prepared to go the extra mile.

Carly

☎ **0424 16 22 42**

Site Administrator

For architectural building company. Contract administration cost reports.

Please email bellavarde@bigpond.com

Business & Franchise Opportunities

ACT fast now!! ground floor biz opportunity. NOT MLM smartwealthmasters.com

Cleaning Franchise

Commercial & Construction.
BE YOUR OWN BOSS
Contracts guaranteed Best value business in town.

Call Justin
02 8999 7803
www.redclean.com.au

MOTOR VEHICLE FOR SALE?

Place a "CAR" Attention Getter at the top of your run on ad for a small additional cost
CUMBERLAND CLASSIFIEDS 131 979

For Further Information 239020v2

Better Advertising

Gets more response

Call the TrueLocal Retail Team today!
131 979

Index

► **Boating and caravans**
Boating and Marine 29
Caravans and Trailers 29

► **Family Notices**
Anniversaries 28
Deaths 28
Funeral Directors 29

► **For Sale General**
Antiques and Collectables 29
Disabled Persons Equipment 29
For Sale 29
Furniture and Furnishings 29
Pets For Sale 29
Wanted to Buy 29

► **Carsguide**
Cars Wanted 29
Motor Vehicles 29

► **Notice board**
Psychic Notices / Astrology 28
Public Notices 28
Lost and Found 28

► **Personal notices**
Adult Services 29
Adult Work Opportunities 29
Introduction, Dating Services 29
SMS Chat 29
Phonetalk 29

► **Real estate**
Businesses for Sale 29
Garages To Let 29
Houses/Land/Units For Sale 29
Lease - Industrial & Commercial 29
Real Estate Wanted 29
Share Accommodation 29
To Let 29



Deadlines: True Local Classifieds 12:00 noon day prior. **Classifieds Business Hours:** Mon-Tue: 7:30am-7:00pm; Wed-Fri: 7:30am-6:00pm; Sat-Sun: Closed. **Attention Classifieds Advertisers:** For Cumberland Classifieds Terms & Conditions please see the advertisement within the Public Notices Section. Cancellation of any current advertisement will result in the issuing of a cancellation number. No credits will be given for non-cancellation of advertisements unless this cancellation number is quoted.

Cumberland Classifieds

► **13 19 79**

NOTICE BOARD

Lost and found

LOST Red & Blue Parrot, listens to the name Shiraz, Allambie area. If found please call 0414 520 490

MISSING Cat Mona Vale Bassett St East area. White Cat with black tail and black nose. Reward offered. Very much missed by owner. Ph: 0408 475 844



LOOKING for staff? Phone our friendly professional Sales Advisors to place your advertisement. Cumberland Classifieds 131 979.

PHONE 131 979

For your CUMBERLAND CLASSIFIED

Public notices



MERITON WARRIEWOOD

Meriton invites you to a community information and feedback session regarding a planning proposal for their site at 14-18 Boondah Road, Warriewood, for residential development, a childcare centre and a convenience shop.

This community information session is an important opportunity for you and other members of the community to find out more about the project and share your knowledge and views with members of the project team.

Community Information & Feedback Session between 12 00pm - 3.00 pm Saturday 13 February
Ted Blackwood Narrabeen Youth & Community Centre - Main Hall (Cnr Jacksons & Boondah Roads, Warriewood)

At the session you can meet with members of the project team to discuss details of the application lodged with the Department of Planning (DoP). Feedback from the session will form the basis of an independent consultation outcomes report to be submitted to the DoP.

Information regarding the project is also available at:
www.meritonwarriewood.com.au



Australian Government

Sydney Harbour Federation Trust



NSW National Parks and Wildlife Service

IMPORTANT PUBLIC NOTICE

Sydney-North Regional Fox Baiting Program

Please be advised that the regional fox baiting program will soon resume in the Sydney-north region. The aim of this program is to protect native wildlife including threatened species from fox predation. Baiting will be conducted within the following reserves:

Sydney Harbour National Park (including North Head, Dobroyd Head, Middle Head, Chowder Head & Bradley's Head and Ku-ring-ai Chase National Park (including Barrenjoey), Lane Cove National Park and Berowra Valley Regional Park managed by the NSW National Parks & Wildlife Service an agency of the Department of Environment, Climate Change and Water. The Sydney Harbour Federation Trust lands: Headland Park - Chowder Bay, Georges Heights & Middle Head, Mosman & the North Head Sanctuary (Former School of Artillery), North Head, Manly & Taronga Zoo.

"Poison fox baits" (containing 1080) will be laid between: Monday 8th February to Sunday 25th July 2010
(The end date may vary please refer to signs at reserves)

The fox control program will involve the use of "Foxoff® Fox Bait" or "Foxoff® Econobait" and other registered poison baits that are designed specifically for fox control. Poison baits contain 1080 (sodium monofluoroacetate). Baits will be buried to reduce the risk of non-target poisoning. Warning signs will be displayed to notify the public about the program. It is vital that pet owners take extra precautions to ensure that their pets do not enter baited reserves during this period.



WARNING
1080 poison is lethal to dogs and cats.

Dogs are prohibited in National Parks and the North Head Sanctuary (former School of Artillery, North Head) at all times. Dogs are prohibited from signposted areas of Headland Park, Mosman (Harbour Trust) during the period: Monday 8th February to Sunday 25th July 2010. Signs will be erected before baits are laid. Please observe signs for further details.

Penalties up to \$1,100 apply Local Govt Act (1993) Sect 632 (2) (d) Dogs are prohibited in National Parks at all times; NPW Act 1974 & Regulations. Minimum penalty \$300.

For further information call:
National Parks and Wildlife Service, Sydney North Region
ph: 9472 8953
National Parks and Wildlife Service, Sydney Harbour Region
ph: 9960 6266
Sydney Harbour Federation Trust ph: 8969 2167

Psychic notices / astrology

ARCHANGEL Michael guides. 1902 221 596 \$2.97pm mobx 1300 850 196 \$2.45pm, absolutesoulsecrets.com.au

TAROT4U Accurate, private readings. Tarot & energy healing. Peggy 0417 550 615

FAMILY NOTICES

Anniversaries

Happy 7 Months,
My little baybee dino!
RAWR!!
Love always & forever,
Your T-REX
XOXO

Deaths



CVIJANOVIC Milan (Miso) -Black Mick - Aged 57

Passed away peacefully 2nd February 2010 surrounded by his family. Beloved husband of Stojna and loving father of Dane, Mira and Ljiljana. Adored son of Soka and brother of Ljubica, uncle of Nikola and Nebojsa. Sadly missed by his family, relatives and many friends.

Family and friends are invited to attend the Funeral Service for Milan on Saturday 6th February 2010 at St Sava Serbian Orthodox Church, Wilson Ave, Ingleside commencing at 9.30am and afterwards at Mona Vale Cemetery.

Forever in our hearts

Peninsula Funerals 9999 5211
Family Owned Operated

GREATHEAD Geordie Ray

29/12/1953 - 1/2/2010
Late of Manly
Dear partner of Jana.

Geordie will be sadly missed by all his friends and work colleagues

"Lived life to the fullest and emptied a glass even quicker"

The friends of Geordie are all invited to attend his funeral service on Friday, 5th February, 2010 in the Palm Chapel, Macquarie Park Crematorium, Plassey Road, North Ryde, appointed to commence at 3.15p.m. In lieu of flowers, donations can be made on the day to the National Heart Foundation.

In the Loving Care of
Lady Anne Funerals
Sydney
Your Only Locally Owned and Operated
Lady Funeral Directors
All Suburbs
1300-740-074

MACKAY, Betty

Passed away unexpectedly on Tuesday, 2nd February 2010. Sadly missed by her daughters and sons-in-law Sue and Dave and Wendy and Geoff. Much loved Nan to Anthony, Sam and Courtney.

Aged 85 Years

A Loving Lady Gone Back To The Beach



WHITE LADY FUNERALS

MANLY 9976 0854
An Australian Company