
From: Cristina Cestaro
Sent: 24/01/2022 8:20:01 AM
To: Council Northernbeaches Mailbox
Cc: Vincent De Luca OAM
Subject: Adam Mitchell Lot 1 DP 5055 8 Forest Rd - Submission
Attachments: Submission 8 Forest Rd WARRIEWOOD 24.1.22.docx;

Dear Mr Mitchell,

Attached is the submission for Mod2021/0816 - N0440/15 from the residents of 237 Macpherson St, Warriewood, 2102.

Please note there are 12 signatories on the attached submission and eight have already been submitted; therefore, this matter should go to the Independent Planning panel.

It's crucial that the Independent Panel hear our concerns because we live in this area and we understand how the new development will affect our daily lives. Unless one lives here, one will not fully appreciate the issues raised in our submission.

As today is the deadline, could you please reply to this email to confirm you have received this email?

I look forward to your response.

Regards,
Cristina Cestaro

The Committee and Residents
SP 39425
237 Macpherson St
Warriewood
2102

24 January 2022

Dear Mr Mitchell

**RE: Submission to the proposed modifications of 8 Forest Rd,
Warriewood 2102**
Address: Lot 1 DP 5055 8 Forest Rd Warriewood
Modification No: Mod2021/0816 – N0440/15

The Residents of 237 Macpherson St are against the proposed development of 81 dwellings on Lot 1 DP 5055, 8 Forest Rd Warriewood 2102, due to reasons of traffic congestion, reduced street parking, higher fire risk, poor infrastructure planning, and destruction of native animal habitat and reduced tree canopy.

We understand this DA was approved around 2017 and unfortunately, cannot have this revoked.

In light of this, we are still committed in ensuring the issues outlined below are mitigated and that we are consulted with during this process. This development will affect all residents in the Warriewood Valley, so these issues need to be addressed with real solutions by NBC.

Traffic congestion

Presently, there is a bottle neck at the roundabout of Ponderosa Parade and Jubilee Ave in the morning and afternoon, due to parents dropping off or picking up their children from Mater Maria and staff coming to and from work (there are numerous warehouse and factories in this vicinity). I don't think the Northern Beaches Council (NBC) is aware of how much traffic is caused by the light industry in this area and the school. Having 8 Forest's Road lead into this roundabout will only make the situation worse.

Why wasn't Daydream St connected to Mona Vale Rd? This might alleviate those who wish to enter Mona Vale Rd heading west.

The roundabout at Forest Rd and Macpherson St: when school finishes, usually at 3.15pm residents of 237 Macpherson St can hear (from their homes) lots of horn honking and screaming from angry motorists because the number of busses, cars and pedestrians present makes it very frustrating for motorists who just wish to access Mona Vale Rd. During this time, traffic can be banked up to Garden St near the Shearwater development.

Mater Maria has also requested an increase in student numbers. The impact will be extra vehicles and busses, which will add to the already strained traffic situation during mornings and afternoons.

Having extra students crossing roads with more traffic, will increase the risk of accidents: no one wants to see a child hit by a vehicle.

The assessment by NBC dated 26/11/2021 and Transport for NSW's assessment dated 9/12/2021 are both incorrect as they are contrary to the lived experience of residents at 237 Macpherson St. Traffic congestion is NOW occurring and with the additional 81 dwellings this will only increase.

Are you building or widening the roads to cope with extra vehicles?

Once school resumes, videos and photos will be given to council as evidence.

Reduced street parking

There are large blocks of townhouses and units along Macpherson St, and many park their second or third car on the street. In the evening it is now very difficult to find a parking spot, and this is especially difficult Thursday evening when the bins are out for collection.

The addition of 81 dwellings will only increase the need for street parking.

How will NBC solve the problem of minimal street parking?

Higher fire risk

Behind 8 Forest Rd there is considerable bushland. In 2019 Mater Maria had to close because of the potential fire risk. As Forest Rd and Jubilee Ave are both single carriage ways, how do you expect hundreds are people to evacuate fast if there is a fire threat?

Plus, the road will be blocked due to fire trucks. There isn't much room to move on Forest Rd at the best of times.

It is now difficult to get across Jubilee Ave when travelling on Ponderosa at 8.20am. Can you imagine this during an evacuation?

What is the NBC's fire strategy?

Poor infrastructure planning

The current plan for 8 Forest Rd to enter and exit via Jubilee is extremely concerning for the reasons mentioned above. Apparently, there is a provision to develop entry and exit points on Forest Rd for these residents. We are also aware that 4 Forest Rd will also be developed in the near future. This is simply untenable due to current traffic congestion, as well as the safety of students who attend Mater Maria. As mentioned earlier, student intake will increase adding to an already dangerous and congested situation.

The history of Warriewood is very vibrant, but whoever designed residential development after the glass houses needed to really think about how traffic flows through the valley. As land is a premium and roads can't be sold, I can imagine less roads were designed so that more land could be sold as the probable motivation for the lack of road design.

In the past few years, there has been major development in Warriewood and the roads need to be better planned to cope with those additional residents and workers who work in the industrial areas. I have just read that that Flower Power will be developed into residential. There's also that new multi dwelling development already underway opposite Arcare Aged Care on Macpherson St.

How can Garden St, Warriewood Rd and Ponderosa Parade cope?

NBC needs to look at road infrastructure as whole and develop a plan that ensures the safety of current and future residents.

What is the NBS's plan for infrastructure in the valley, now and in the future?

Destruction of habitat for wildlife and reduction in tree canopy

The bushland behind Mater Maria and 8 Forest Rd is the home of many native Australian species and loss of ground cover and shelter sites for those, will have a massive impact on their survival rate. Increase residential dwellings also attract non-native animals such as, rats and cats, which are very astute predators and will decimate the native fauna. We have rat problems in our complex, so this issue is very real.

Currently, on site 8 Forest Rd there is a considerable amount of bushland. This will be destroyed to allow the construction of residential dwellings, and this reduced tree canopy, will increase heat in the area considerably. [According to the US Environmental Protection Agency](#), 'Trees and vegetation lower surface and air temperatures by providing shade and through evapotranspiration. Shaded surfaces, for example, may be 11^o- 25^oC cooler than the peak temperatures of unshaded materials.' This reduced amount is considerable especially during the summer months where the temperature can reach 40^oC.

The greater issue is how the NBC will stop Warriewood Valley from becoming an urban heat island?

From observation, those newly built homes on Garden St, Warriewood Rd and around Fern Creek Rd are very large and take up most of the property. A child's trampoline is the only item that fits in the backyard, meaning there isn't room for large trees thereby increasing urban heat. Also adding to urban heat in the valley is the Sunland development on Macpherson St; not a large tree in sight to offer solace from the hot sun. Based on these examples of current developments, how can we trust NBC to protect and enhance tree canopy? Removing bushland at number 8 Forest Rd will only increase the temperature in the valley.

How will this development align with the [Greener Spaces | Better Places](#) initiative which is supported by the Australian Government?

Proposed outcome

We understand this development has been given the green light; however, we would like the opportunity to discuss our concerns with council in more detail.

We want to know how these concerns will be mitigated and what that actually means, in real terms, for current residents. We are concerned about this development, as with future ones that are planned for the valley.

Please direct correspondence to Cristina Cestaro, 23/ 237 Macpherson St, Warriewood, 2102 or [REDACTED]

Regards,

Committee and Residents of 237 Macpherson St:

1. Janis Patulny Lot 1
2. Rhonda Cameron Lot 2
3. Sarah Phillips Lot 3
4. Michael and Susie Quinn Lot 5
5. Annette Wong Lot 8

6. Lucy Major Lot 12
7. Zor Spadina Lot 22
8. Cristina Cestaro Lot 23
9. Elizabeth Wall Lot 25
10. Andrew Whitney Lot 26
11. Andrew Cranston Lot 29
12. Grace Westdorp Lot 33