
Sent: 11/02/2017 4:32:25 PM
Subject: Comments re Draft Planning Proposal 6 Jacksons Road, 10 and 12 Boondah Road, Warriewood
Attachments: Comments re Draft Planning Proposal of 6 Jacksons Road and 10 and 12 Boondah Road Warriewood.pdf; Comments re Draft Planning Proposal of 6 Jacksons Road and 10 and 12 Boondah Road Warriewood.pdf;

Attention: Land Release Team
Northern Beaches Council,

In response to your letter dated 17th January 2017, which invited comments to the Draft Planning Proposal of 6 Jacksons Road and 10 and 12 Boondah Road, Warriewood, please see the comments (attached).

Thank you for the opportunity to provide these comments.

Regards,
Leanne Gardo

Ms L. Gardo
20/3 Mallard Lane
WARRIEWOOD NSW 2102

11th February, 2017

Northern Beaches Council
Village Park,
1 Park Street
MONA VALE NSW 2103

Comments re:

Draft Planning Proposal of 6 Jacksons Road and 10 and 12 Boondah Road,
WARRIEWOOD

SJB Planning (NSW) Pty Ltd:

Traffic assessment prepared by GTA

Transport Assessment

The Transport Assessment has considered: The impact of the modified road network; The traffic generation of the Masterplan; Impacts upon public transport; Car parking requirement and provision; and Road infrastructure upgrades.

The assessment has concluded that the proposal is generally consistent with previous traffic planning for the locality, that generated car parking demand could be accommodated on site and that the road network could accommodate the traffic generated.

Comment:

The road network is not even accommodating the existing traffic. Increased traffic congestion is very apparent and risk related. The traffic is banked back on any given day so that it is difficult to leave Boondah Road at Jacksons Road exit in the suburb of Warriewood, for people living in the area.

Boondah Road is still a country road, thin and winding with horses on both sides. Children with parents pat these horses, ride bicycles and are already in danger of being hurt by speeding vehicles and there are no footpaths.

SJB Planning (NSW) Pty Ltd:

Provision of 231 fulltime equivalent employment jobs and 400 construction and road jobs.

The development would accommodate approximately 25-30 dwellings 16,000m² – 17,000m² gross floor area (GFA) of Bulky Good Retail space.

...dwelling range of 25-30 dwellings (about 1,000 persons)

The site enjoys pedestrian and cycleway connections through the site; The proposal will facilitate further pedestrian and cycleway connections through the site; Providing an opportunity for residential development that improves opportunities for travel by means other than by car; and Supports the efficient and viable operation of public transport services.

Comment:

Warriewood, a semi-rural suburb, is banked up with cars from the roundabout at the junction of Mona Vale Road, Samuel Street and Ponderosa Parade (need traffic lights as it is very dangerous) and at the other end at the junction of Boondah Road and Jacksons Road. At the Jacksons Road end of Boondah Road, the road is very narrow and dangerous and without footpaths. Even if you put in footpaths, you would need to widen the road into four lanes to cater to the existing traffic. Boondah Road, a thin road is even now not accommodating the existing traffic and causing traffic jams, an accident-prone area with small children at risk and one death has occurred.

SJB Planning (NSW) Pty Ltd:

The employment would be located in an area with a high level of travel outside of the area for employment, providing jobs closer to home;

...an essentially employment generating land use proposal for a BGRC;

A centre that strengthens the area's identity and supports the traditional retail offering of Warriewood Square without directly competing;

Comment:

It will be disastrous for all who live here and for all who need to travel here with an increase in population whether it is employees (231 anticipated) travelling here from the Western Suburbs as is happening now for employment at Warriewood Square (because during conversation with shop owners, much employment and business ownership at Warriewood Square is from the Western Suburbs), or whether it is from the extra 25 – 30 anticipated dwellings

It is bedlam now to leave Boondah Road. There is no guarantee that employment would be from local applicants, as it would be discriminatory to limit it to local employment only. Therefore, even more people will be entering Warriewood from other suburbs.

It does not strengthen the area's identity because this area in Boondah Street and surroundings is being completely violated to the point that it is becoming intolerable to live here due to the traffic chaos, the noise, the loss of privacy, flora and fauna endangerment and influx of people from other suburbs. The identity of a semi-rural, beautiful and peaceful suburb is violated.

SJB Planning (NSW) Pty Ltd:

Would make efficient use of existing public transport infrastructure and utility services

The Proposal will provide employment in a location that will be well serviced by public transport;

Comment:

If I require an ambulance it would not be able to go around the traffic and this could cause death.

As for public transport, buses are finding it difficult to negotiate around the roundabouts in Jackson Road and I and other cars must back up in order to allow more room for buses. If you add more buses, then it will bank up even further than it already is and the roads are too narrow for buses. One bus driver had to stop the bus yesterday because the road is too narrow and signage was dislodged and he was trying to re-erect it. It is traffic chaos.

SJB Planning (NSW) Pty Ltd:

In relation to fauna, two (2) threatened fauna species were recorded in the surveys undertaken – the Eastern bent wing bat and the Grey headed flying fox. Other fauna species were identified as having the potential to utilise the area on a seasonal or periodic basis. These would be matters of detailed consideration in future development applications, and not identified as matters that would preclude proceeding with a Planning Proposal.

Potential endangered populations considered included the Koala population and the Squirrel Glider population of the Barrenjoey Peninsula. It was concluded that the site does not contribute any habitat of importance for the Squirrel Glider population. In regards to the Koala population, Swamp Mahogany trees are present in the broader study area which are a potential feed source. It is, however, considered unlikely that the area is utilised by any remaining Koala population in the LGA. No swamp mahogany trees are identified on the land the T of this Planning Proposal. The preliminary analysis identifies that there is development potential of the site and that strategies and approaches are available to pursue to respond to and address the environmental constraints

Comment:

The lush vegetation and the little creek, running in Boondah Road, would also be impacted upon. Many animals can be observed crossing the road at night and flying to their habitat at dusk and their habitat will be

disturbed. The bandicoots, flying foxes, wallabies and all the reptiles would be disturbed extensively.

SJB Planning (NSW) Pty Ltd:

The Economic Impact Assessment has identified that potential impacts on existing centres are very low to low having a less than 10% impact upon trade.

... these jobs are considered with the Draft Plan that include underlying goals to provide access to local jobs, goods and services within 30 minutes, addressing the identified retail floor area shortfall for the North District.

Comment:

There are no guarantees for local jobs and it takes longer than 30 minutes to go anywhere in this traffic.

SJB Planning (NSW) Pty Ltd:

Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The request for a Planning Proposal is supported by a flora and fauna report. The report is based upon field work and research of various registers. The assessment indicates that development would not have a detrimental impact upon critical habitat or threatened species population.

Comment:

Of course, the development will have a deleterious effect upon the habitats of animals.

SJB Planning (NSW) Pty Ltd:

The location of Bulky Goods Retail employment lands in the lower reaches of Warriewood Valley will provide potential employment opportunities and services in a location with good transport connectivity and capacity for increased connectivity to be pursued.

Comment:

The transport connectivity is not viable due to roads already congested, just ask the residents. There is no capacity left to increase the transport connectivity because that would be so detrimental that residents would be lucky to be able to even leave Boondah Road and Jacksons Road in a tolerable amount of time. Therefore, this impact of this development is detrimental.

SJB Planning (NSW) Pty Ltd:

The proposal will facilitate, in conjunction with the existing Warriewood Square, a retail service focal point for the area, and provide employment opportunities in a manner that can facilitate the reduction in travel distances to employment and services.

Comment:

This statement is clearly not true because it will provide employment for people from other suburbs as does Warriewood Square. The distance in travel is supposed to reduce time, however the waiting time in the existing congested roads has increased tremendously so that it takes a long time to get from Boondah Road to Warriewood Square in peak hour.

It is difficult to collect children from school and to get to hospital and to drive to the shops in a timely manner due to the existing congested roads in Warriewood. The buses have difficulty negotiating the roads and roundabouts and the roads are clearly congested by the current increased traffic.

The whole of Warriewood will be losing its appeal as a semi-rural suburb and the enjoyment of the surroundings of bird-life, wild animals and horses and goats are being eroded. The wetlands are being impacted upon relentlessly so that animals and vegetation, as we know it now, will no longer exist. This impact on semi-rural Warriewood is very sad indeed.

Videos and photos can be supplied, on request, to support the above comments.

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