
Sent: 20/01/2021 12:31:03 PM

Subject: Submission on DA 2020/1489 for 8 Forest Road - Planner Anne-Marie Young

To Anne-Marie Young, Planner
Northern Beaches Council
Submission re DA 2020/1489

I tried to submit this online but the system was unresponsive. Please include this letter in your online submissions list. Dominic at Council indicated that he would alert Council IT to my access difficulties.

MY SUBMISSION

I am resident at 13 Bert Close Warriewood and we back on to the proposed development. I note that numerous submissions have already been rightly made regarding the appalling peak hour traffic chaos in Jubilee and Daydream Streets which will likely to be worsened by the impending new traffic signals at Mona Vale Road and Ponderosa.

I have reviewed the report provided by MLA Transport. I observe in that report that that MLA offers no analysis or reporting of the traffic flows and delay times in Jubilee and Daydream Streets, nor at the intersection of Jubilee and Ponderosa. Why bother with a traffic report if proper analysis is not undertaken and presented for public review?

MLAs conclusion that the traffic conditions are acceptable is, by any reasonable standard, wrong. At least 500 people who live and/or work in the Bert Close, Jubilee Ave and Daydream St zone would readily testify daily to that wrong conclusion. The conclusion simply does not jibe with reality. Without traffic analysis, any conclusions of the MLA report must, of necessity, remain questionable. If however the analysis has been completed and it is simply not included in the MLA report, then i would request that Council require the developer to make the analysis public and allow the requisite time for assessment by all. I understand that adequate time for public review and assessment is Council policy and a requirement of planning law. Can we be allowed this time please?

To rely on previous traffic studies would likely deliver a misleading outcome given the additional traffic sources that have grown in the 3 or 4 years since and the impending traffic signals at Mona Vale Rd and Ponderosa. In any event those previous studies were based on very limited data and they delivered demonstrably fallacious conclusions. All the traffic theory in the world cannot stand against the "look and see" test. The DAILY reality is an unacceptable 15-20 minute peak hour delay in Jubilee and Daydream Sts. I think that this substantial delay would exceed even the least stringent Level of Service category. For the previous DA on this site did anyone from Council or other body get to verify whether the data presented in traffic studies was based on adequate credible data, and that the theory-based conclusions bore any resemblance to on-the-ground reality? I suspect not. And i also suspect that the court (LEC) may have been misled by the mistaken results of the previous studies. I respectfully suggest that an independent data and methodology verification of the analysis needs to be done this time around, along with on-the-ground truth verification of the conclusions. Let's not get it so wrong a second time.

I request that the submission period for this DA be extended to accommodate sufficient time for the production of and the public scrutiny of the traffic delay analyses.

Please respond before the submission time ends as this is time critical for adequate and necessary public review.

regards

Ross Fraser

resident at 13 Bert Close Warriewood 2102

CONFIDENTIALITY NOTICE: This email, including any attachments, is confidential and may be privileged. If you are not the intended recipient please notify the sender immediately, and please delete it; you should not copy it or use it for any purpose or disclose its contents to any other person. GHD and its affiliates reserve the right to monitor and modify all email communications through their networks.