

Friday, 9 October 2020

General Manager

Northern Beaches Council

Attention: Maxwell Duncan, Planner Email: maxwell.duncan@northernbeaches.nsw.gov.au

Dear Sir

DA2020/1039 Bus Depot 15 Jubilee Avenue, Warriewood

I STRONGLY OBJECT to this absurd development.

My Grandfather was one of the first settlers in Warriewood Valley and was the original owner of this block of land. My family has lived here for almost 100 years.

In 1987 NSW and local council Gazetted Warriewood Valley Stage 1 from rural to 4B industrial and 3E office warehousing. **WITH BIG GUARANTEES OF : No loss of any residential amenity and no industrial traffic would be allowed into the residential areas.**

As usual the government at all levels have failed at these Guarantees. And now they want to expand the community's loss of residential amenity and to flood our roads with busses.

It has long been known by locals and acknowledged by council of the effects of temperature inversion layer in Warriewood Valley which results in a invisible "glass ceiling" at the level of the RSL Club which traps and reflects noise and other pollutants. In accessing this bus depo council must take into account the effect of the inversion layer.

My objection points.

1. State Environmental Planning Policy No. 33 Hazardous and Offensive Development (SEEP No. 33) There is going to be a 12,500 fuel tank on this B7 Business Park zoning right next to my Residents.
2. At the bottom of the land a creek flows into the Warriewood Wetlands and then to Narrabeen Lake. What is going to happen when the buses wash and the diesel fuel runs into the creek after rain and washing of the buses.
3. They say only 10 car spaces for 110 staff. Where do these employees park. Warriewood Valley businesses have lack of parking now, what will happen when all the employees park in the crowded streets. The parking is a nightmare now. The businesses and their customers in Warriewood will have no parking.
4. The roundabout at Ponderosa Parade is so small, there is now difficulty for trucks turning round at this roundabout, how are tankers or buses suppose to go around this roundabout.
5. According to the reports buses will be travelling around our residential streets especially Foley Lane which is just a lane with no sidewalks.
6. Warriewood Valley was gazetted and released based on Jubilee Avenue being closed to protect residential amenity and prevent industrial traffic flow into the residential area. Council then decided to keep the road open. Now we have all the industrial traffic flow into the residential. Now we are proposing buses and petrol tankers. This is unbelievable.

7. It has long been known by locals and acknowledged by council of the effects of a temperature inversion on layers in Warriewood Valley which results in a invisible “glass ceiling” at the level of the RSL Club which traps and reflects noise and other pollutants. In accessing this bus depo council must take into account the effect of the inversion layer.
8. There will be a big lighting and noise problem. The buses produce noise while idling, plus reversing beepers night and day long . It is mandatory for the buses to use the reverse beepers. This will be right next to my house.
9. The site is far too small for all these buses. Forestville has 5 acres and Mona Vale Depo a perfectly good bus facility. Why move to a postage size lot in Warriewood. We are not even told what sort of buses will be there.
10. If the government is planning privatizing the buses why would they not sell the Mona Vale Buss depo to the operator, instead of totally making a mess of Warriewood? Is there something going on?

Council should rejected this development proposal. We have an poorly designed building at Blackmores where trucks have difficulty interring and now directly opposite buses? Most of Warriewood traffic is going to affected by a mix of residential commercial and industrial. We do not need more problems in Warriewood. This use to be a beautiful Valley. I do believe in progress but its shameful what has happened to this Valley, It is rapidly turning into a nightmare. Anyone with an ounce of common sense and this will tell this will not work.

Reject this Proposal.

Valerie Jensen

185 Warriewood Road Warriewood