


Barbara Playle
2 Coachwood Way,
Warriewood, NSW 2102
Tel: 9997-1673

21st June 2013

RE – REZONING 2 & 18 MACPHERSON STREET
23,25,& 27 WARRIEWOOD ROAD

I totally object to the proposed rezoning of the above areas for reasons set out below.

1. It would be an over development of the sites to allow a density of 98 dwellings per hectare.
2. While a certain amount of medium density is required in most areas, the craning of so many blocks of units, already built in Macpherson Street. Plus the current erection of similar blocks of units in Boondah Road, exceeds the viable medium density of the area.
3. The roads in the Warriewood Valley are in an appalling condition and in need of upgrading. Large amounts of money would need to be injected into this infrastructure.
4. With a large increase in population to the area, Mona Vale hospital would need an increase in available beds not a decrease.
5. A large increase in traffic in the Warriewood Valley puts pedestrians at risk. There are many roads without footpaths where pedestrians are forced to walk on the roadway.
6. Warriewood Road is already a very busy road. Further medium density developments along this corridor, of the size envisaged would result in more frequent accidents and thereby increasing the risk to pedestrians crossing Warriewood Road.
7. Any runoff into the creek from more mass medium density developments would damage the already fragile ecosystems and the unique wetlands could be damaged beyond repair.

 (Mrs. B.A. Playle)

