
Sent: 26/01/2017 10:20:22 AM
Subject: Application No: PP0005/16

I do not usually involve myself in matters of the council, on this matter I do feel strongly opposed. Over the past 15 years this area of Warriewood and adjoining Mona Vale has exploded in terms of residential development with little to no development or improvement of the roads and transport systems, causing travel times in and out of the area to also explode.

With the Hospital development this is only going to continue to worsen with the added congestion around Frenchs Forest. The fact is there are only 3 roads in and out of the area, 2 of which are single lane. Even with the expansion of Mona Vale Road and if you were to widen the Parkway, the congestion remains in the St Ives and Frenchs Forest area not to mention the Spit, hence widening of these roads will have little impact. We will just be causing more congestion for all commuters of the Northern Beaches. Now you are looking to squeeze more people in with larger density living.

Understanding the requirements to manage population growth, to date council has managed to at least maintain control over building heights so as not to turn the area into a Dee Why style grotto and in turn place some level of control over already unmanageable traffic volumes. Council and the NSW Government need to understand this is a peninsula with access restricted by nature, it cannot be treated like other areas in Sydney that have multiple access paths, freeways and train lines to help manage residential congestions.

I should imagine there would be significant aggression against this newly formed Northern Beaches Council by the residents of the valley and broader Northern Beaches should this be allowed to progress. The only winners would be the developers making all the money. Once you set the precedence by changing the zoning and allow the increase in building height, it is clear this will be exploited by developers across the area.

As no additional roads or trains are an option for the area, before any further development in the area is considered, Council and the NSW government should widen the roads and put in place Bus lanes during morning and afternoon peak along Mona Vale Rd, Parkway and Warringah road all the way into the City to at least encourage commuters to catch buses rather than drive in an attempt to take some of the congestion of the roads. Once this is complete along with the Hospital, then the congestion issue can be reviewed to determine if the area can cope with more traffic.

I moved to the Northern Beaches 17 years ago and believed it was the most beautiful part of Sydney. Since then council have been allowing the area to decline.
I oppose the development and request you do not take part in

Kind Regards

Rodney Aspin