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Subject: Online Submission

24/09/2020

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RE: DA2020/1039 - 15 Jubilee Avenue WARRIEWOOD NSW 2102

To whom it may concern,
Re DA: 15 Jubilee Avenue

I am writing to oppose the approval of the bus depot in Jubilee Avenue. As a resident of Brinawa Street, who owns a warehouse in Jubilee Ave, I feel I am very familiar with the area and its current traffic and parking issues as I use this route multiple times daily. My concerns are as follows:

* The traffic management plan was completed at a time when current COVID recommendations did not allow for an accurate reflection of the true traffic volume in the area. The roundabout at Jubilee/Ponderosa Parade has been the subject of much discussion in several previous DAs (including 120 Mona Vale Road, 8 Forest Road and Acardia Private Hospital) and I'm sure a comparison with traffic reports for these sites show that the volume of traffic observed in the current traffic report is unusually low.

* The traffic management plan also raised the issue of pedestrian safety. Although it initially notes that "there are traffic islands on approach" these are significant distance from actual roundabout and in fact as later stated the roundabout "does not provide a safe layout for pedestrian movements". It also states that "The provision of raised central islands would improve safety for pedestrians but would potentially impact upon the swept path movements of large vehicles" although it later states these could be accommodated.

* The report raises the intersection of Foley Street and Jubilee Street (where Warriewood Road and Vineyard also intersect) and notes "relatively low traffic flows, this intersection operates well with minor delays and no congestion". Whilst this is true of many parts of the day, during peak periods this is definitely not the case. Local residents have repeatedly raised safety concerns regarding this intersection over the years.

* Further, the report notes that north travelling buses would need to complete a loop via Mona Vale Road and Foley Street due to the inability of buses to turn right from Ponderosa St to Jubilee Ave. This will be a further negative impact on the Foley St/Warriewood St/Jubilee Ave/Vineyard St intersection.

* Parking is also of concern. With the increased housing density in Warriewood Valley, parking in the industrial area is often impacted by the storage of boats, campervans and trailers. The lack of proposed parking on site will further increase the demands for street parking which is already scarce.

I do not believe that the current site is suitable for the proposed use and strongly urge council to refuse this development application.

Kind regards,
Mikala Kelman