
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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05/09/2025

MR Tim Holland
26 / 1 - 9 Jubilee AVE
Warriewood NSW 2102
[REDACTED]

RE: DA2025/1087 - 8 Forest Road WARRIEWOOD NSW 2102

The development at 120 Mona Vale will have significant and irreversible impact on traffic throughout the whole Northern part of the Warriewood Valley.

The DA has numerous issues when it comes to access in general but more specifically the impact around the Jubilee Ave area.

1. The traffic studies done do not include the real impact of the development at 8 Fern St which compromises over 80 dwellings. This development alone will have a major impact on the traffic through Jubilee Ave and flow on effects throughout the immediate area.
2. The only access to the new development is down an access way which barely fits 2 cars side by side. Once this is blocked for whatever reason there is no access to over 150 residences.
3. Jubilee Ave is the only access in and out to a very busy industrial area which accommodates hundreds of business's and their respective staff. The already congested roads will simply become a car park throughout the whole day.
4. There is a large number of heavy vehicle movements including semi trailers through the day, many of who use the end of Jubilee Ave as a turning point. To put in a raised lane divider would not allow this and trucks would refuse to enter the area causing significant loss's to local business's.
5. Current wait times to exit the Jubilee Ave precinct can be up to 20minutes from the end of Jubilee Ave during peak times. If there was an emergency and the area needed to be evacuated it would literally take hours for this to happen, the roads in the area are simply not designed or built for these type of traffic loads.
6. The report states that emergency vehicle access will be though a locked gate on Mona Vale Rd this is simply not acceptable to anyone living in the development and an acknowledgement that there is no suitable access to whole development.

Based on the traffic and access issues alone this development should not be approved. It should only be approved with direct access to and from Mona Vale Rd.