

## **Objection to Proposed Development at 14-18 Boondah Rd, Warriewood Valley NSW 2102 (App Ref # MP09 0162)**

I strongly object to the proposed development put forward by Meriton for 14-18 Boondah Road, Warriewood Valley, based on the following facts:

### **1. Proposed Buildings (sixteen) with each being 3-5 Storeys high**

Warriewood has no other multi building complexes that have this number of levels. Such a development would be an eyesore which could be seen from a significant distance, due to the surrounding features. The Warriewood/Mona Vale area is very popular with locals for its beautiful trees and surrounding national parks & beaches. Buildings of this size would destroy this appeal, reduce the value of surrounding properties and if approved would lead the way for further approvals of this size. This development is seriously oversized for this area, and very much out of character amongst the majority of existing developments, which are predominantly freestanding houses, community estates with parks and dams, townhouse complexes with parks and two level apartments which are designed to look like townhouses to retain and fit in with the existing developments at Warriewood. Meriton have made absolutely no effort to have their proposed development match in with the size and street appeal of the existing residential developments, and have grossly proposed to overdevelop the site without consideration of the existing residents of Warriewood, and their wishes - as already indicated to Meriton by Pittwater Council approval of a much smaller development.

The impact on our local environment with a site this size would be huge. As Pittwater goes to great lengths & expense to protect our local waterways and flora and fauna, a development of this size would greatly damage this effort.

As Meriton were already approved for a 140 units on this site, their newly proposed development is not at all supported by Pittwater residents.

### **2. Increase in Traffic on local Roads and Mona Vale Road & Wakehurst Parkway**

The local roads in our area (namely Garden Street, Macpherson Street, Warriewood Road and Boondah Road) are all in serious need of widening and resurfacing. Some of these roads do not even have guttering, and are noticeably damaged following frequent rain in our area.

They have been patched up time and time again, but due to the already growing number of cars in the area and the constant flow of large trucks due to the increasing number of properties being built and the industrial area in Warriewood, these roads are in serious

disrepair. A future 600 units would bring a significantly higher volume of local traffic and visitors, plus a high number of heavy load trucks for the long period it would take for this proposed development to be built. It would be at least two years for construction.

The other worrying issue is that two of the three (major) roads that go South/West from Warriewood (to the City & out West) are both one laned roads. (Mona Vale Road & Wakehurst Parkway). These roads have been in need of widening for the past five – ten years, and we have not been advised that this is likely to happen in the near future. As Wakehurst Parkway is often closed when it rains due to flooding, major developments of this kind should not be approved until such time as the roads are improved to handle increased traffic flow. When Wakehurst Parkway closes, it causes major gridlock, and turns a twenty minute drive to Dee Why into a two hour start/stop journey, due to all traffic being diverted to Pittwater Rd.

Boondah Road is barely wide enough to fit two cars past each other at the same time. Passing cars currently have to veer onto the gravel shoulder to avoid a collision. This being the case, with the road the way it currently is, it is not wide enough to accommodate a higher volume of traffic, nor is it possible to provide street parking for visitors of residents or those who wish to use the proposed child care facility or cafe. The roads immediately surrounding the proposed site are also in the same state.

Access to the main roads surrounding the proposed site are already gridlocked at peak hour. A further 500 - 600 cars access these roads each morning and night would only aggravate a bad problem.

### 3. Not enough funds to upgrade Infrastructure

As residents of Warriewood solely rely on the bus service as the only means of inexpensive public transport (other than Taxis), of which there are only two or three services going to the city – this is also not suitable for a serious increase in number of local residents.

As the government is also considering closing the local Mona Vale Hospital and has already closed the Maternity ward, the other closest hospitals (Manly & Hornsby) cannot handle the already overloaded health system. Manly is in serious need of upgrading as are most hospitals in NSW, and the proposal for a new hospital at Frenchs Forest has stalled, and also does not have the infrastructure required to support it.

Warriewood Medical Centre patients experience a wait of on average of around two hours in order to see a doctor. This facility has recently been moved to Mona Vale. Further residents will only put more strain on the very few Medical Centres available in our area.

There are very few Child Care facilities available in our area, and significant waiting lists for those that are available.

Very little funds are used to upgrade the roads and facilities in our area, in particular Spit/Military Road & Warringah Road/Wakehurst Parkway traffic problems. A significant increase in residents will only put further strain on an already strained infrastructure.

Please do not allow Meriton to gain approval for this monstrosity it would ruin our area.