

## **APPLICATION REF. No.: MP09\_0162**

### **DEVELOPMENT ADDRESS: 14-18 Boondah Rd, Warriewood**

We wish to lodge our **objection to the above application**. The reasons for objection are as follows.

1. Development of this scale is in complete contradiction of the planning already set out by Pittwater Council for the Warriewood Valley land release. It goes against the expectations of all residents who have already purchased land and homes within the valley, knowing the plans Council have in place to dictate the amenity of the area. If approved it will set a precedent and the developers of remaining vacant land in the Warriewood Valley will lodge similar applications. This is very unfair to existing home owners and the developers who have gone before this proposal. We bought in the area expecting a certain low to medium density housing. High density housing will influence the character of the area and impose adverse restrictions on the existing residents.
2. The Meriton plan is a gross over-development of the site which is out of character and provides inadequate infrastructure. The point which really gets our blood boiling is the fact that Meriton now feels it should pay substantially lower Section 94 contributions than the developers who have gone before them. Perhaps they feel they have already donated enough to the state government via developer donations (otherwise regarded as corruption in our books and should never be permitted). Pittwater Council has stated that Meriton has proposed only slightly more than half the parking spaces required for the development. Where are people going to park? They will all have cars, probably more than one because lets face it, there is not much public transport available and if you want to travel to work via Mona Vale Rd, a car is the only option. Boondah Rd is a goat track and if the Planning Department is serious they will force Meriton to upgrade the road for it's full length from Macpherson to Jackson Rd. It is after all the only proposed development on Boondah Rd.
3. We all know that if Meriton are given discounts on Section 94 levies, ratepayers will be hit for the money to provide adequate open space, roads, car parking etc. for the 4 times permissible residences Meriton plans to build. The Warriewood Valley infrastructure is nowhere near complete and Council relies on the developer levies to complete it. If the Planning Department thinks that the developers are going to pass on these savings to the prospective buyers, they need to pull their heads out of the sand. We have both been employed by major developers and let us tell you, there is not a benevolent bone in their bodies. They are all about screwing sub-contractors and trades as much as they can and making as big a profit as they can. In a recent newspaper article regarding the Warriewood proposal a Meriton spokesperson was "spruiking" the fact that they would be providing affordable housing of "1 bedroom units from \$400 000". He made no mention of the price for the more sought after 2 and 3 bedroom units. What is affordable about that anyway and why is the price quoted any different to current market driven prices? There is absolutely no doubt that they will meet or exceed the market when selling. Anyone who believes any different is a fool.

4. Another most annoying fact is that Meriton contributed \$3 million of the \$14 million cost of capping the sewage plant, based on a far smaller number of dwellings than now proposed. This is just downright sneaky developer behaviour. By now proposing 4 times the permissible residences, Meriton has effectively diluted its contribution to the capping. Once again a win for the developer, and no wonder the general population remains very cynical.
5. What about the environmental impact of such a high density development on the fragile Warriewood Wetlands and surrounding flood plain?
6. Why would residents not have a very nasty taste in our mouths when it comes to state government, developers and planning authorities who want to ruin our quality of life by jamming in more people and providing no infrastructure? This is especially the case when it comes to transport from the Northern Beaches. The major income earner in our household has already had to make income sacrifices to remain living on the Northern Beaches. Two years ago a drive to work at Rhodes which should ordinarily take 40 minutes was taking from 1.5-2 hours in peak hour. This had become soul destroying so a decision was made to take a 40% pay cut and work in a local small business. It is a pity that Harry Triguboff with his billions doesn't choose to stem his greed and do the same. Harry, just take a pay cut like we did and build what is planned for the Warriewood Valley by Council, in consultation with the Planning Department and residents. This is our lives, health and happiness you want to adversely affect and we are not going to accept it laying down. Australand made plenty of money from their Warriewood Valley developments by building 2 storey developments and they paid the full levies!
7. Five storey developments and greater density seem to be Meriton's idea for the future. If the government does not provide even the most basic infrastructure for the people to get to work, we are going to have a city full of extremely "stressed out to the point of breaking" people. High density developments such as the one proposed belong near train lines and major employment hubs, not on a peninsula which only has an already overcrowded bus line to the heart of the city 40-50km away. We don't and can't all work in the city and any further traffic along the currently unfunded and unimproved mostly single lane Mona Vale Rd is a joke.

**We request that the Planning Department consider this development proposal solely in accordance with Pittwater Council's existing planning and development guidelines for the Warriewood Valley. Please do not be influenced by developer greed.**