

4 December 2015

David and Sue Hume
9 William St
North Manly, 2100
m: 0419 414 221 (David)
e: dhume@highgatemanagement.com.au

The Secretary
Department of Planning & Environment
23-33 Bridge Street
Sydney, NSW 2000

Re: Objection to the Proposed Development of a new Community Health Centre and Multi level Car Park at 612, 620 and 624 Pittwater Rd, Brookvale

Dear Sir/Madam,

We provide this letter in objection to the impacts of the proposed development of the Community Health Centre and Multi Level Car Park associated with the Bus Rapid Transit.

We are not objecting to the proposed uses but are objecting against the form of the development as we see this is a hugely wasted opportunity.

In addition to the form of development, our concerns relate in particular to the avoidable traffic and parking impacts within William Street both during construction and on completion within the operational phase of the facility.

In short:

Parking In William Street during Construction and During Operational Phase of Facility

The current parking arrangements in William St include one hour limited parking on the commercial (northern side of the road) and no restriction on the residential (southern side of the road). During construction, workers and those attending site will look to park where ever they can. This will significantly impact the residents in William St. We reasonably request this be addressed and would suggest a resident parking permit scheme could be implemented with one hour restriction on parking on the residents side of the street with permits issued for residents allowing unrestricted parking.

Proposed Right Hand Turn from William Street into Pittwater Road is Unacceptable

The proposed right hand turn from William Street into Pittwater Road has not been appropriately assessed or addressed within the reports. At the community meeting the NSW Health representative advised the reason of this is so its health workers can turn right from the facility. We note that it is quite quick to exit north via Mitchell Rd. Even with the right hand turn lane, we would suggest it is a faster route than Pittwater Road due to the reduced number of traffic lights.

The proposed right hand turn will create a rat run for those wanting to get to the Mall etc and will add to traffic on William St. This does not appear to have been addressed within the traffic report included as a part of the application.

In addition the intersection distance from the proposed drive way to community health / carpark would appear far shorter than what RMS would usually allow.

Any right hand turn out of William would cause more traffic to want to leave via William St. I would doubt that peak hour que lengths would be sufficient to handle what is being proposed. It does not look like this scenario has been adequately addressed within the traffic report.

Impact on Traffic Volumes both in William Street are unreasonable

It is unreasonable to place the traffic volumes being proposed for William St which is currently a local street. It will in effect be elevated in the hierarchy by the proposed development.

The access and egress from the multi-deck car park should be via Pittwater Rd only which is an arterial road.

Lost Kiss and Ride, Wait and Collect Point

The end of William St has been operating as an informal kiss and ride and commuter pick up point for many years. The increased traffic volume, adding of a 4 car wide driveway and reconfiguration of the street will mean that this will be lost.

Perception of Increasing the Risk of Undesirable People Residing Next door

There is a current issue in relation to the partially derelict building at 4 William Street. The police attend the site on a reasonably regular basis to deal with people that appear to illegally reside, temporarily reside or climb within the building. These people appear to have drug and alcohol problems. The perception of having a drug and alcohol clinic adjacent to a part derelict building that currently has a problem associated with anti-social behaviour is that it could add to this issue.

Missed Opportunity and Broken Promise

The development being proposed appears to have taken the easy route instead of pursuing the best route and solution for the community and the site.

The proposed development if it goes through is a missed opportunity. It provides a second rate solution to what could be a fantastic facility both aesthetically and functionally. Mr Baird announced to the community some time ago that "he would get rid of the eyesore" being the ugly building at 4 William St. I remember his picture and the story being on the front page of the Manly Daily. The development is not getting rid of the eyesore, it will still be in clear view for those travelling north along Pittwater Rd and Condamine Street.

When questioned at the community forum event held in the hall adjacent to the library in Warringah Mall the health representative advised that 4 William Street had not been included because the current ownership structure made it "too difficult". He also advised at the same time that: health did not need the additional land but then in the same sentence said that the multi-level car park would be filled by 7am, inferring it is undersized for the potential demand. He also said that there was no room for landscaping (this is because the site is so heavily developed). He then advised that the Government could acquire 4 William St under compulsory acquisition powers however this would take 18 months.

If the Government cannot get rid of 4 William Street because it is too difficult, how is it ever going to be gotten rid of? This is truly a missed opportunity!!

With the current proposed solution we will end up with:

- a narrow and long Community Health Building with;
- a 4 vehicle wide driveway on William St almost immediately adjacent to the intersection with Pittwater Road;
- hard surfaces along the William St road frontage;
- massively increased traffic volumes within William Street;
- a lost informal kiss and ride location and pick up point; and
- we will still have the ugly building at 4 William Street.

With the inclusion of 4 William Street into the development this would:

- get rid of the ugly building and the crime associated with it (4 William Street) once and for all;
- avoided any perception (misguided or otherwise) that the services or clientele of community health could add to the current crime issue;
- avoid the conflict in vehicles leaving a huge driveway far too close to an intersection to a major road;
- provide a more regular shaped building for the community health; provide additional car parking capacity for the commuters to park and ride (ie expand the multi-level car park all the way to Pittwater Road and also relocate parking of health workers to under the Community Health Building);
- provide health workers with a separate car park to the multi-level one proposed; allow for a formalised kiss and ride to be installed;
- allow for substantial softening of the proposed development and this part of Warringah by inclusion of appropriate and possibly extensive landscaping; and
- Mr Baird's promise to the community would be carried out to the word.

As a resident of William St and a constituent in Mr Baird's electorate it is exceedingly disappointing that the Government has opted for the quick solution rather than the best solution.

Hopefully it is not too late for NSW Health and the NSW Government to revise where the project is at and make the hard decision to delay the works, include 2-4 William St as part of the development and provide the appropriate outcome for the community.

We look forward to receiving your response to our objection.

Yours sincerely,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

David Hume

cc. Mike Baird (via his office)