
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 11/02/2022 6:10:42 PM
To: DA Submission Mailbox
Subject: Online Submission

11/02/2022

MR David OHNSON
5 Bubalo ST
Warriewood NSW 2102

RE: DA2021/2600 - 49 Warriewood Road WARRIEWOOD NSW 2102

Friday, 11 February 2022
5 Bubalo Street,
Warriewood NSW 2102
Attention: Lashta Haidari

Development Objection: DA2021/2600
49 Warriewood Road, Warriewood

Dear Ms.Haidari,

It is a great disappointment to have to again go to the trouble of making another objection to this development. It defies common sense and is insulting in that none of the previous points of objection have been incorporated into their new submission. The only change that I can make out is the setbacks to boundaries and some minor enlarging of bedrooms. I list and repeat the following objections;

- No access to Warriewood Road - they MUST have their own access
- Use of existing narrow roads Bubalo St & Lorikeet Grove
- Limited parking in the above streets
- Inaccurate/ misleading estimates of proposed future traffic
- Scale & scope of the development is too large
- Domestic rubbish bins back on to housing in Bubalo Street
- Borrowed views from overlooking house yards In Bubalo Street
- Safety of children and motorists with increased volume of traffic

The Development site has clear access to Warriewood Road, which is a larger and established collector road to Pittwater and Mona Vale Roads. The IVY estate had to landfill and build a level Warriewood Road entry that was designed to support its 29 residential house building blocks and occupants. I understand that the developer wants to spend as little money as possible by not having these construction costs but 3 sets of buildings and at least 68 apartments with 81 possible cars on site alone is too big.

The Report provides an estimate of the traffic to be generated by the development as 18 trips in/out morning peak hour and 16 trips in/out afternoon peak hour. This is not only misleading but doesn't even pass the "pub test" of reality. It would mean only 22% of the 81 vehicles would travel each day which is ludicrous in a working community. The only access points are Bubalo St and Lorikeet Grove. There is already a completed unit development at 65-69 Lorikeet Road with all traffic access to this development via Lorikeet Grove. The Bubalo St egress into Warriewood Road is already difficult due to parking of trucks, boats, trailers which

together with the bend in the road has created an enormous blind spot at this point. The bin room backs onto the houses on Bubalo Street. This will attract unwanted pests to the area. The bin room should be moved to an underground location of the development. Additionally, the scale of the units means that they will overlook the backyards of the houses on the north side of Bubalo Street. It is very disappointing to see that this DA has reappeared, almost in the same format as before. I question whether anyone from Council who is responsible for the approvals has had a physical look at the whole area. The existing apartments overlooking backyards of the houses on the south side of Bubalo Street should be used as a precedent to NOT do it again. Prevent this happening rather than make the problem worse.

I hope the Council will take the existing resident safety and amenity ahead of any metrics of "heads per square metre" . If medium density needs to be approved (and I understand this!) then PLEASE INSIST upon their own vehicular entry into Warriewood Road. In closing I would like to quote the Vision of the Northern Beaches Council
"a safe, inclusive and connected community that lives in balance with our extraordinary coastal and bushland environment."

Yours Faithfully

David Johnson / Carrie Liu