

---

**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 25/02/2022 2:48:07 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

25/02/2022

MR Craig Walker  
- 20 Bubalo ST  
Warriewood NSW 2102

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

Dear Lashta Haidari,

As residents of the adjoining street to the proposed development, we would like to raise our concerns and object to some aspects of the design which will greatly impact us and our neighbours going forward.

We note that the original development application (DA20202/1517) had been withdrawn and we are disappointed that this new development application has done nothing to address the concerns raised by local residents.

All of our original concerns with this development are still valid as below:-

1/ Construction traffic & increased residential traffic accessing the development via Bubalo Street

We have significant concerns regarding the safety risks and congestion that construction traffic would impose on Bubalo Street and Lorikeet Grove during construction of the proposed development. Lorikeet Grove and Bubalo Street are very narrow residential streets and are already significantly congested with the volume of development in the area.

This has been made worse as a result of the council restriction of single garages for the Bubalo Street and Lorikeet grove properties resulting in residents having to park on the street. Construction traffic should be limited to Warriewood Road and restricted from using Bubalo Street and Lorikeet Grove for the safety of the community and the families that live in these streets.

It should also be enforced by council that all construction activity and parking is contained within the site to minimise congestion from workers and trucks parking on the community streets. The Traffic and Parking Report also incorrectly assumes street parking opportunities Bubalo Street, which is incorrect due to congestion, with Bubalo Street being a tight residential street with resident parking on both sides. Over the past 9 months we have witnessed the carnage construction vehicles have had on Bubalo street. The street is a small 'side road' which has cars parked on either side, leaving just enough room to get 1 car past in a single direction. As more residents complete their homes on our street, the number of parked cars on the

street will increase, resulting in a single line of car traffic, where residents will have to use their driveway and 'waiting bays'. Construction vehicles will not fit down Bubalo Street.

We have witnessed the extremely heavy load of construction trucks from the adjoining development currently under construction cause our street to be grid locked, with large construction vehicles often having to use vacant lots as 'waiting bays' to attempt to get up or down Bubalo Street.

As you may be aware, Sydney Water has commenced construction of a new wastewater pipe in the road on Lorikeet Grove to service growth in Warriewood. As part of this work, Sydney Water has erected 'No Stopping' signs on the entire length of the western side of Bubalo Street. In a letter to residents of Bubalo Street dated 19th January, Sydney Water advised that they have enforced this restricted parking during construction hours for a 12-week period to allow for safe access for trucks and equipment. This includes the safety of the residents, most importantly, children.

This action by Sydney Water completely backs up the concerns of the residents of Bubalo Street - that the street was not designed to be a collector road for increased traffic during and after construction. The workers and planners from Sydney Water have recognised that Bubalo St is not wide enough to deal with the excess traffic generated by their construction and passenger vehicles and have put the temporary 'no parking' measures in place so that the additional vehicles can clearly pass up and down the street.

If the NSW Government owned Sydney Water have come to this conclusion, then it is a must that Northern Beaches Council also recognise the need for a dedicated vehicle access point from Warriewood Road into the proposed development at 45 Warriewood Road so as to reduce traffic and vehicular danger to the residents of Bubalo Street.

A prepared traffic study document from the developer trying to prove minimal impact is all well and good in theory, but the reality is, all you need to do is visit Bubalo Street right now whilst the Sydney Water construction is happening to see how affected the residents are already. A proposed 3 story multi-unit development with a minimal 2 year construction period followed by ever-lasting increased traffic from residents will turn our dream house and location into a nightmare filled with ongoing concerns over the safety of our 2 children and all other children living on the street, and we strongly object to the developments current design.

2/ Increased traffic generation to the unit blocks via Bubalo Street.

The proposal shows access to the development for all residents of the unit blocks will be via Bubalo Street and Lorikeet Grove only. Lorikeet Grove and Bubalo Street are very narrow residential streets and are already significantly congested with the volume of over-development in the area.

As a result of the council restrictions imposed on the Bubalo Street and Lorikeet Grove properties for single garage and shared driveways this has resulted in residents having to park on the street on both sides, leaving room for only 1 car to pass.

We have significant concerns about the additional traffic and further congestion this

development would impose on these streets. A development of this magnitude on such a small site will have an adverse impact on the local street system, including Lorikeet Grove and Bubalo Street.

No doubt, a developer supplied and paid for traffic study before the development is completed and sold off, will show a minimal traffic impact. As you would be aware, these studies are prepared with a biased set of variables to produce a minimal impact result so that another genuine concern by residents can be ticked off by Council Planners.

The facts will be that the only way to minimise the effects of traffic generated by this development on Lorikeet Grove and Bubalo Street will be to provide a direct dedicated vehicular ingress/egress onto Warriewood Road from the subject site via a roundabout. There is sufficient width in the site to allow for the creation of 4 residential lots (as proposed) on Warriewood Road plus an access road, by adjusting the lot widths and adding the surplus to the proposed 4m wide pathway.

The argument that Council would want to limit road access points to Warriewood Road is not persuasive, particularly when assessed to the impact of increased traffic on both Bubalo Street and Lorikeet Grove. You also would be aware that many Councils see traffic calming devices such as wombat crossings, roundabouts and chicanes as a satisfactory solution to permit safe passage, ingress and egress along collector roads such as Warriewood Road.

### 3/ Overdevelopment of the Site - Building height

The proposed three-storey development does not minimise bulk and scale and is significantly higher than the adjacent Lorikeet Grove and western Bubalo Street properties which raises concerns for loss of privacy and amenity for these existing property owners.

The proposed three storey development and specifically the top floor apartments significantly reduce the privacy of our property's backyard, especially considering the proposed south-east facing balconies and windows including what appears to be windows on the Block D lifts on the south-east elevation.

All completed homes (of which ours is one of them) and DA approved or under construction homes on the northern side of Bubalo Street have swimming pools in their backyards, therefore it is expected that these families will spend a considerable amount of time enjoying their pools with their young families. To have a 3 story apartment block overlooking their back yard private space to a point of constant invasion is objected to in the strongest of terms, and we hope and pray that Council will act appropriately and reject this invasion into existing homes and gardens in Bubalo Street.

### 5/ Increased shadowing to our rear garden & solar

The proposed three-story development also has significant impact on our afternoon sun in our backyard. This also impacts on our investment in Solar which will also be impacted by the 3rd story of the unit block. This is an investment that has been carefully calculated against the current conditions of the surrounding area and shadowing effects on our solar system.

Our investment into the land, north-east facing back yard, house and landscape design was made based on the current conditions, including our attainment of winter sun through to the late afternoon. This proposal will cut off our sun during the winter months by up to 3 hours a day which we strongly object to. However, a two-story building following a similar footprint would have limited/no effect on our sun, which in general we would support.

#### 6/ Garbage collection location

The proposed location of the Bin Collection Room adjacent to the existing Lorikeet Grove and western Bubalo Street properties are a concern for vermin, odours and noise resulting in loss of amenity for these property owners and the community. It is understood that this is an open sided structure.

It is proposed that the garbage bins will be housed below ground, to be brought up and returned following garbage collection. In order to avoid concerns relating to the attraction of vermin, emission of odours and noise during garbage collection operations, this structure should be enclosed on the southern, eastern and northern sides and/or relocated to a central area on Warriewood Rd where there is ample excess land for this to be accommodated. In this way vehicular access can be closed to Lorikeet Grove, eliminating all traffic concerns arising from the development as all traffic is appropriately directed onto the collector and arterial road system.

Plant and equipment, including air conditioning units should be located in such a way as not to add to ambient levels. Simply saying that an additional 5dba is the standard, is not acceptable. This is because as additional development occurs and additional traffic is generated by this development, new and increased ambient levels continue to occur.

In summary, we request that Council takes the appropriate action to reject this proposal in its current form. As a young family living on Bubalo Street we are not against the development as a whole, rather would request the following changes to the design in order to protect our family, the families of all other residents in the area and our personal investment into our family livelihood we hope to enjoy in Warriewood Valley.

1. Access to the development's unit block be via Warriewood Road and not Via Bubalo Street and Lorikeet Grove which will resolve all traffic concerns, construction & residential.
2. Reduce overdevelopment and invasion of privacy by allowing only 2 storeys buildings/units / houses.
3. Relocate the garbage collection location to access via Warriewood Road

We trust that, with the high number of objections to this development and a common sense approach by Council, you will protect the safety of our children and our privacy.

Sincerely,

Craig & Paula Walker