
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 16/02/2024 8:31:01 PM
To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

16/02/2024

MR Ben Sommer
18 - 18 Bubalo ST
Warriewood NSW 2102
[REDACTED]

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

I am writing to express my strong opposition to the proposed development application for DA2021/2600 on Bubalo Street, citing significant concerns related to increased traffic generation and the impending safety risks posed to our community.

Unsuitable Street Design for Traffic:

Bubalo Street, a narrow residential road with consistently parked cars on both sides due to single garage properties (mandated by council), was never designed to accommodate the substantial traffic anticipated from the proposed high-density development and units in Lorikeet Grove.

The completed Bubalo Street is already fraught with dangerous traffic and parking situations, making it impractical for cars to travel in both directions without incidents.

The narrowness of the street increases the likelihood of accidents, especially given the presence of young families and children in the neighborhood.

History of Traffic Incidents:

Recent incidents, including the crash involving a young P-plater in late 2022, highlight the immediate dangers associated with the current street conditions.

Residents have experienced disruptions and potential harm due to the difficulties of navigating the narrow street and limited visibility.

The proposed development will inevitably exacerbate these risks, leading to more accidents and potential harm to residents.

Concerns About Traffic Impact Assessment:

We harbor skepticism towards the impartiality of a developer-supplied traffic study, which often produces results favoring the developer's interests.

Residents bear the consequences of disruptions, anxiety, congestion, noise, and potential accidents resulting from increased traffic on Bubalo Street.

A comprehensive, transparent, and unbiased assessment is essential to address genuine

concerns raised by the local community.

Necessity for Direct Vehicular Ingress/Egress:

To minimise the adverse effects on Bubalo Street and Lorikeet Grove, it is imperative to establish a direct dedicated vehicular ingress/egress onto Warriewood Road from the development site, facilitated by a roundabout.

Utilizing the sufficient width of the site, the creation of four residential lots on Warriewood Road, along with an access road, is a practical solution to address traffic concerns.

The reluctance to limit road access points to Warriewood Road should be reconsidered in light of the safety concerns posed by the current and anticipated traffic conditions. It seems like an unreasonable argument to want to limit access points onto Warriewood road so that that same traffic can then be funneled into a narrower street, fraught with traffic and safety concerns.

In conclusion, the proposed development, without comprehensive safety measures, poses an unacceptable risk to the well-being of our community. I implore the council to prioritise the concerns of residents and thoroughly assess the potential impacts on Bubalo Street and surrounding areas.

Thank you for considering our submission. We hope that the right outcome is achieved for the residents and families living in the area.

Sincerely,
Ben Sommer

