
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 16/04/2023 8:47:45 PM
To: DA Submission Mailbox
Subject: Online Submission

16/04/2023

MRS Natalie Parsons
60 / 2 Forest RD
Warriewood NSW 2101
[REDACTED]

RE: DA2023/0129 - 4 Forest Road WARRIEWOOD NSW 2102

Attn: Adam Croft
Northern Beaches Council
PO Box 882
Mona Vale NSW 1660
16th April 2023

Dear Mr Croft,

RE: DEVELOPMENT APPLICATION FOR SUBDIVISION AT 4 FOREST ROAD,
WARRIEWOOD Application Number: DA2023/0129

This is a submission to object to the proposed development of 4 Forest Rd, Warriewood.

As residents of Unit 60/2 Forest Road we have a number of concerns relating to the impact of this proposed development application.

Natural light:

Firstly and most importantly, the aspect of our property as well as all Units 59 - 70 - is Westerly, the elevation and setback of the proposed development will create significant shadowing. There is a risk of almost complete loss of sunlight in the rear (and only) gardens along with natural light into all living areas of the Units, as the properties only have ground floor windows that are West facing.

Note: Lights will need to be used 24/7 to generate light in the lower living areas and with rising costs of electricity this is a concern.

Privacy:

The significant elevation of the proposed development of 4 Forest Road would have a considerable impact to the privacy of residents.

Storm water:

The elevation and incline of 4 Forest Road could result in significant subsiding of retaining walls of our adjoining property.

Traffic Concerns:

Road congestion from this development from an already very congested road needs to be addressed. The access road will flow on to Forest Road, opposite Mater Maria School, which

at pick up and drop off times is already a safety concern. This proposed development will add further to this congestion as well as add to the risk of a safe evacuation should there be fire.

Note: It is important to note that the traffic generation (2.5) section of the Transport Impact Assessment does not make note of the traffic conditions at school peak time (3pm-4pm). It also does not seem to represent that approximately 50% of homes on the Northern Beaches have at least two cars, therefore Table 1 in this section should represent a higher volume of cars coming in and out of 4 Forest Road at any given time - this would be an additional 15.6 cars (80% of 19.5 cars) trying to get through the round about at 8am-9am.

It is interesting that Table 3 in section 2.5 represents a 7-8 second wait time to get through the round about at the base of Forest Road. As a resident who is at this round about daily between 8am-9am, I can confirm through first hand experience, that at times it can take in excess of 45 seconds to get through this intersection. This of course will be exacerbated by the additional 15.6 cars.

Thank you taking the time to consider these concerns.

Kind Regards,
Natalie and Jack Parsons