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16/02/2024

MS Tanja Ostermaier
14 Bubalo ST
Warriewood NSW 2102

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

I hope this letter finds you well. I am writing to address the recently submitted plans for the aforementioned property, as part of Land & Environment Court Proceedings No. 2023/96634.

It is with regret that I note the reappearance of the Development Application (DA) with minimal alterations following its withdrawal. Our initial submissions remain unchanged, as the proposed plans have not incorporated the modifications we had previously requested.

Regrettably, the traffic reports continue to rely on outdated data that fails to accurately represent the current situation. Additionally, the assertion that streets Bubalo, Lorikeet, and Pheasant are one-way streets contradicts the reality that residents are compelled to park on these streets due to single-garage constraints imposed by the council. The resulting narrowness impedes two-way traffic, making it imperative to ensure suitable access to Warriewood Road for all dwellings and restrict access to the aforementioned narrow streets.

The safety of children within the family-friendly estate is of paramount concern. Adequate access to Warriewood Road must be prioritized over access to the narrow streets of Bubalo, Lorikeet, and Pheasant. The current plans, however, indicate only two exits onto Warriewood Road for six houses, with the remaining 39 dwellings directed to Lorikeet Grove. This arrangement poses safety risks and potential congestion in the narrow streets, particularly at the Tee intersection of Bubalo St and Warriewood Rd.

Furthermore, relocating the bin room underground is necessary to prevent the attraction of unwanted pests to the surrounding bushland. Privacy and shading concerns persist in the new plans, with the height of the residential buildings compromising privacy for neighboring properties. The shading report highlights significant sun loss for Bubalo Street residences by 2 pm, impacting the residents' afternoon enjoyment of their backyard.

Of great concern is the apparent disregard for solar power generation due to overshadowing, resulting in increased electricity costs for affected households. We urge the council to consider these factors diligently.

We also draw attention to the safety implications of the proposed gum trees. I kindly request that the council conduct a site visit to fully comprehend the current situation, emphasizing the necessity for substantial modifications to address privacy and safety concerns for existing residents.

Thank you for your attention to these matters, and I look forward to a favorable resolution.