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**To:** DA Submission Mailbox  
**Subject:** Online Submission

25/01/2024

MR John power  
9 9 Bubalo ST  
WARRIEWOOD NSW 2102

**RE: DA2021/2600 45 Warriewood Road WARRIEWOOD NSW 2102**

We have been residence of Bubalo Street for three years, therefore are Neighbours of the proposed development 42-49 Warriewood Road.

We have several concerns regarding this proposed development

- 1 Under the Developers STREET NETWORK PLAN The Residence are able to EXIT RIGHT into Lorikeet Grove. This is not Possible as there is no planned exit to the North for Lorikeet Grove
2. There is also another proposed development to the South of Lorikeet Grove. where future residence will have to exit, which will cause more congestion'
3. We understand that this Developer is only concerned with this project but we need Council to look at the overall planning of the roads in this area to make it workable and pleasant for all future residence to live.
- 4 If this development was to have ONE exit onto Warriewood Road for all residence to use instead of TWO, for just 6 Houses, it would ease the traffic and make it safer for cars and children in both Bubalo Street and Lorikeet Grove' The junction of Bubalo Street and Warriewood Road is a dangerous intersection due to the bend on Warriewood Road to the South
5. Finally it is surprising that this number of dwellings [34 units and 11 houses] is allowed to go ahead, looking at the huge Enviromental impact it will have on the creek and surrounding area. The Developer will have no responsibility for costs or maintenance of the creek once the development is completed