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**From:** Sandy Tomaszewski  
**Sent:** 8/09/2023 11:59:38 AM  
**To:** Council Northernbeaches Mailbox  
**Cc:** Sandy Tomaszewski  
**Subject:** TRIMMED: DA2023/0976  
**Attachments:** DA20230976 submission.pdf;

Please refer to the attached submission letter for consideration regarding the development of 20-22 Macpherson St, Warriewood,

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kind regards

Sandy Tomaszewski

08 September 2023

Notice of Approved Development  
DA2023/0976  
Lot 1 DP 592091  
20-22 Macpherson St, Warriewood 2102

#### GENERAL POSITION

The addition of 53 households on this site will add to the already existing congestion of Macpherson Street in general. The transport assessment indicates that the traffic flow will be less than it currently is with the Flower Power site. As many of these households will no doubt be families with children and working parents, there will surely be considerably more traffic flow with residents leaving/returning for work, school drop off and pick up, weekend activities and so forth.

#### IMPACTS

##### *Neighbouring properties:*

There is concern for privacy due to the very close proximity of the proposed townhouses, with windows and balconies overlooking existing properties of the neighbouring complexes. This will impact both the existing sites and the proposed new development.

##### *Street parking:*

This is already a major issue in Macpherson Street every day and particularly on garbage collection days, when there are parking restrictions. The addition of 53 residences on this site will only add to the current frustrations as many households with growing families will have more vehicles than onsite parking provides for.

##### *Safe street crossing:*

There are very limited safe crossings for pedestrians in Macpherson St. If public transport and foot traffic is to be encouraged, then more should be done to ensure the safety of all our residents and road users. Where will there be a safe crossing for the new site should the residents choose to catch a southbound bus or just want to pop over to the IGA on foot?

##### *Traffic congestion in general:*

With increasing development in the area, added to the existing light industry and Mater Maria School, there has been a steady increase in traffic congestion. During the peak morning and afternoon periods, exiting any driveways along Macpherson Street can often be problematic.

##### *Traffic congestion during development:*

The impact on road and traffic conditions during the development stage with heavy vehicles coming and going will surely impact all road users in the Valley.

#### RECOMMEDATIONS & SUGGESTIONS

Please give consideration to fewer residences in this proposal, more green space & parking, safe crossing locations on Macpherson St and improved road conditions to support the ever increasing development in the area.

Daniel & Sandra Tomaszewski  
15/26 Macpherson St  
Warriewood NSW 2102

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