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16/02/2024

MR Paul Sommer
- 1 Bubalo ST
Warriewood NSW 2102

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

Subject: Submission against DA2021/2600 at 43, 45 & 49 Warriewood Road WARRIEWOOD, Lot 1 & Lot 2 DP 349085 and Lot 2 DP 972209

As residents of the adjoining Bubalo Street, my wife and I are completely against the redevelopment of 43, 45 & 49 Warriewood Road WARRIEWOOD Lot 1 & Lot 2 DP 349085 and Lot 2 DP 972209.

We are re-submitting our previously raised concerns below which still have not been addressed.

Key points of our submission below are:

1. Contradictory points in the Traffic Response Letter.
2. Increased traffic congestion resulting in extremely unsafe conditions for residents of Bubalo Street.
3. An accident has already occurred in Bubalo Street (late 2023) where a car ran into a trailer which was parked out the front of a house due to the narrow width of the street.
4. Sydney Water previously closed the western side of Bubalo Street when they were doing works on Lorikeet Grove, as they deemed that Bubalo Street was not wide enough to deal with the excess traffic generated by their construction and passenger vehicles.
5. Overdevelopment and density which will block views, sunlight, and create privacy issues for the surrounding properties.

We would like to point out that in the Traffic Response Letter (TAB 14A) that response number 5.1a and 5.1d contradict each other.

5.1a states that there would be an undesirable number of conflicts of vehicles going in and out of Warriewood Road if that was the only access point, however 5.1d states that if the access point is to Lorikeet Grove then additional traffic likely to use Bubalo Street is low.

A condition of our DA stated that all houses in Bubalo Street must have single garages. This is not what the land purchasers wanted, but we have all complied to council's requirements and built single garages. This has forced all residents to park their second cars on the street. In some cases, both household cars are being parked on the street because the narrow garages only have enough room for use as a small storage space. This, combined with the narrow street build, has impacted negatively on the flow of traffic and congestion from people using our street to access the nearby Karinya estate.

The developers of the proposed 43, 45 & 49 Warriewood Road are planning to use Bubalo

Street as the point of access to their new development as well. We can only guess that they have done this to try and cram as many unit blocks into their land as possible to maximise their profit from selling. By not including a dedicated access street into the new development, it will cause traffic chaos for Bubalo Street, turning our narrow residential street into the main point of access for the overdeveloped site. Bubalo Street will then become a dangerous collector road which is not what it was planned or designed to be. All of the multi-story residential unit developments on McPherson Street have their own dedicated vehicle access point onto that street. Traffic from those developments is therefore not allowed to channel through the local narrow residential street system.

Aside from the impact on traffic, and more concerning, is that it will create an unsafe living arrangement for the families living in Bubalo Street - many of whom have young children. We personally have 3 kids under the age of 10 and already have concerns about the safety of our street. If you add in the hundreds of cars from residents of the proposed 43, 45 & 49 Warriewood Road, it's an accident waiting to happen. We have genuine concerns that somebody will be seriously injured, or worse. If a medium density development is approved on the site, without a dedicated access onto Warriewood Road, then the Council and its planners will be creating a ticking traffic hazard time bomb, for which they will be responsible. A recent incident involving a young P-plater in late 2023, highlights the immediate dangers associated with the difficulties of navigating the narrow street and limited visibility. So far, I have only spoken about the cars of the future residents of 43, 45 & 49 Warriewood Road. When you add in the heavy trucks and construction vehicles who will be using Bubalo Street during construction, the situation becomes even more serious. Surely a permanent ingress/egress giving specific access onto Warriewood Road for the new development at 45 Warriewood Road, both during construction, and after construction, is the clear and obvious right thing to do.

In 2021, Sydney Water undertook construction of a new wastewater pipe in the road on Lorikeet Grove to service growth in Warriewood. As part of this work, Sydney Water erected 'No Stopping' signs on the entire length of the western side of Bubalo Street. In a letter to residents of Bubalo Street, Sydney Water advised that they enforced this restricted parking during construction hours for a 12-week period to allow for safe access for trucks and equipment. This included the safety of the residents, most importantly, children. This action by Sydney Water completely backs up the concerns of the residents of Bubalo Street - that the street was not designed to be a collector road for increased traffic during and after construction. The workers and planners from Sydney Water recognised that Bubalo St was not wide enough to deal with the excess traffic generated by their construction and passenger vehicles and put up temporary 'no parking' measures in place so that the additional vehicles could clearly pass up and down the street.

If the NSW Government owned Sydney Water came to this conclusion, then it is a must that Northern Beaches Council also recognise the need for a dedicated vehicle access point from Warriewood Road into the proposed development at 43, 45 & 49 Warriewood Road to reduce traffic and vehicular danger to the residents of Bubalo Street. A proposed 3 story multi-unit development with a minimal 2 year construction period followed by ever-lasting increased traffic from residents will turn our dream house and location into a nightmare filled with ongoing concerns over the safety of our 3 young children. It simply cannot happen.

In addition, a big part of why we purchased land in Bubalo Street was because of the beautiful views up towards the mountains of Terry Hills. Building three story units will block these views and turn the desirable green nature inspired theme of Warriewood into an inner-city type concrete jungle. We understand the need for growth and development - we ourselves built a

new house in the area - but building multi dwelling apartment blocks is taking it a step too far. We will lose our beloved tight-knit community feel, with beautiful scenic bushland and green nature. If this land must be developed, we urge you to apply standard housing like that of the recent Bubalo Street and Karinya developments.

Thank you for considering our submission against the development of 43, 45 & 49 Warriewood Road. We are hopeful that common sense will be applied here in relation to this development having its own access street, and therefore helping to keep Bubalo Street as practical and safe as possible for the residents living there.

Kind regards,
Paul Sommer