
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 1/02/2022 1:39:43 PM
To: DA Submission Mailbox
Subject: Online Submission

01/02/2022

MR Dean Mahoney
- 12 Bubalo ST
warriewood NSW 2102

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

Hi Lashta,

I would like to address the following issues about the DA application:

1. The area along west side of warriewood road between warriewood road/loikeet grove and warriewood road/Pheasant place you will have 3 x unit blocks with on average 34 units, 22 x town houses and 55 houses within 400m and only 3 exit points onto warriewood road, It is being over developed and as you can see the numbers this is a-lot of traffic leaving a small area with out including any houses on warriewood road within the 400m

2. Traffic and parking in the DA states all street have parking and are 2 way streets Bubalo, lorikeet and pheasant but this is not correct once cars are parked both sides these street all become 1 way streets and with already limited parking in these streets and not all houses or units finished in the area parking in these streets will be very limited and not possible if more unit blocks are expecting to park in these streets,
You can see this in the DA photos in phot 8 and 6 in the environmental impact statement and in the preliminary site investigation phot figure 6.7 and 6.8

3. Bubalo street is a tight street for cars to drive down and with about 15 kids living in the street, cars who come down and do not know the area about 60km i can only see adding traffic down this street someone is going to be killed or injured it defiantly should not be considered as access into the new proposal of the units

4. The common routes on the report on page 43 of 46 are not correct as all routes stop at warriewood road so this report is not accurate to the DA

5. privacy will be a big issues with every house on north side of bubalo street will have up to 5 units looking right into the back yard, living and kitchen areas this is a big privacy issues (If the units move to run between bubalo street and pheasant instead on warriewood road and lorikeet this could solve this issue with then the unit courtyard still in the middle)

6. In the shading report all houses in bubalo street will loose sun in the backyard by 2pm and half the property by 3pm this is really unfair and cannot believe council would allow this to happen

7. Proposal for gum trees in backyards is a huge risk to safety,

once they get up over 10m high they have the potential of causing branches to fall straight into backyards of homes where all kids will be in and playing

I want to conclude by asking council to please consider making the units no more than 2 stories for privacy and shade issues, move car parking to come off warriewood road if we get more cars coming down bubalo street all i can see is someone being injured or a kids getting seriously hurt.

It would be great if council could contact us to come out and even walk around the area to see all our concerns about the issues raised