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RE: DA2020/1517 - 45 Warriewood Road WARRIEWOOD NSW 2102

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Hi Anne Marie,

As residents of the adjoining Bubalo Street, my wife and I are completely against the redevelopment of 45 Warriewood Road - DA2020/1517.

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 45 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 so as 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 6 and already have concerns about the safety of our street. If you add in the hundreds of cars from residents of the proposed 45 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.

So far, I have only spoken about the cars of the future residents of 45 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 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 has to 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 45 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