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Sent: 10/02/2022 2:24:10 PM
To: DA Submission Mailbox
Subject: Online Submission

10/02/2022

MR Paul Grounds
- 75 Lorikeet GR
Warriewood NSW 2102
[REDACTED]

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

I am writing to express my concern regarding the proposed access route to this development (the Development). Having read the proposed plans and reports, and in particular the "Traffic and parking impacts" report (the Report), I am greatly concerned that all vehicular traffic to and from the development is being directed via Lorikeet Grove instead of being via the far more suitable Warriewood Road. I am therefore submitting this objection to the proposed Development for the following reasons:

1. The Development site has clear access to Warriewood Road, a local collector road, which provides a far more suitable access point to the Development than does Lorikeet Grove, a local access road which is substantially a quiet residential street.
2. The Report provides an estimate of the traffic to be generated by the development. This estimate appears to be quite low (18 trips in/out morning peak hour and 16 trips in/out afternoon peak hour) given that there are 81 parking spaces to be provided, and it is unclear how such an estimate has been derived.
3. The Report suggests that the option of access to Warriewood (only) was discarded as "contrary to general traffic engineering principle to avoid a concentrated point of traffic generation directly to the main road". This statement seems to contradict the above mentioned traffic estimate of a maximum of 18 trips in the morning peak hour, and therefore access via Warriewood Road should be reconsidered as the primary option.
4. There is already a completed unit development at 65-69 Lorikeet Road with all traffic access to this development via Lorikeet Grove (understandable as this site has no direct access to Warriewood Road). Any traffic travelling to and from the new Development would be additional traffic which substantially increases the existing traffic. This could easily be avoided by providing access to the Development directly via Warriewood Road.

As a separate matter, I have not been able to discover, from the DA submissions, any controls/restrictions on construction traffic access to the Development. Given the quiet residential nature of Lorikeet Grove and Bubalo Street, it is essential that all construction traffic access be directly via Warriewood Road, and then such traffic be prohibited from accessing the site via these small residential streets.

Yours Sincerely,
Paul Grounds