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27/01/2021

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

27 January 2021

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Dear Anne-Marie

As residents of Bubalo Street, we would like to raise our objection to the proposed development application for the redevelopment of 45 Warriewood Road (DA2020/1517).

In simple words, we were perplexed to find out there is no direct access to the proposed development from Warriewood Road (which is counter intuitive for a development of that magnitude). Funneling all traffic to the narrows Bubalo Street and Lorikeet Street raises serious concerns around the safety of residents (particularly kids) as those streets were not designed for it.

As anyone else living in the surroundings, it is highly likely the new residents will mostly commute by private cars, significantly increasing the daily influx in the street. This combined with the fact that many residents will likely have to park their second cars on the street (as our Council approved single garages are quite narrow to sometimes fit even a regular size vehicle) can easily translate in accidents, which could all be prevented if a dedicated direct link from Warriewood Road to the new development is required.

The time of construction for those dwellings under the current set up is also of a huge concern when combined with the many houses currently being built in Bubalo Street and Lorikeet Street. An intense over traffic in Bubalo Street can already be observed during week days and will only get worse if the proposed development goes ahead under current terms. As the new houses gets ready and new residents come to Bubalo Street, the issue around safety just gets even more critical.

In addition to the access to the development, the overdevelopment of that area is also of concern and unfit for the region. One of the issues we see is the lack of privacy for residents of the western side of Bubalo Street as anyone sitting on the higher apartments will be able to sight directly into their backyards (we have this problem ourselves with the building currently being built on Lorikeet Grove, at the back of our house). Parking for visitors is also of a huge concern as we doubt the proposed number of parking spots for visitors in the development will be enough (particularly on weekends) as it is the case in most similar living complexes. This combined with the new apartment building on Lorikeet Grove will see all parking spots in Bubalo Street and Lorikeet street vanishing to accommodate excessive residents that should have not been allowed to be there at first place.

Interestingly, I found quite alarming the way the proposed development has been set up with proposed land for house build facing both Warriewood Road and Lorikeet Street and apartments in the middle of the property (almost as if it wanted to hide something that should not be allowed to be there). It is quite clear that the project is designed to maximize returns for the developer on the liability of residents that will have to put up with the consequences for the long term.

On the face of the above, we urge the proposed development is modified to contemplate a direct access from Warriewood Road as well as a downsize. If the project was to only include house similar to what has been done in Bubalo Street, I am sure it would be well accepted. Thanks for considering our submission and we hope the right outcome based on common sense will be applied.

Best regards,
Rafael & Karla Julia