

---

**Sent:** 15/01/2021 8:52:34 PM  
**Subject:** Online Submission

15/01/2021

MRS Katie Smallwood  
- 4 Valley PL  
Warriewood NSW 2102  
katiesmallwood@outlook.com

**RE: DA2020/1489 - 8 Forest Road WARRIEWOOD NSW 2102**

To Whom it May Concern,

I have many serious concerns with the development as it is presented in the application. As a residence of the adjacent residential area "Warriewood Grove" I am intimately acquainted with the area and its limitations.

1. Traffic: Warriewood is a small suburb which has been greatly over-developed over the last few years. The residents of Warriewood have certainly become aware of the incredible increase in the traffic that this development has caused. And this is just Warriewood in general and not addressing Jubilee Avenue specifically. Disappointingly I see that it is still proposed that 8 Forest Road is bizarrely to be accessed through Jubilee Avenue/Bert Close. Jubilee Avenue contains industrial areas with many businesses and therefore many cars as very few people catch public transport into Warriewood as there is a lack of infrastructure. At certain times of the day this means that exiting Bert Close & Valley Place extremely difficult. I'm honestly dumbfounded as to how any traffic survey done at the right times could possibly support this development. At 5pm on any work day it can take 30mins to drive from my home to the roundabout on Jubilee Ave! Which leads me to my second point -

2. Fire danger. We are blessed to live in a beautiful area of Sydney with bushland close by. In fact this bush surrounds the proposed development site and our homes. And it was made abundantly clear at the start of 2020 how dangerous this can be. In an emergency, if it is daytime and during work hours, I fear what would become of the residence of Warriewood Grove. Most of us are home with small children. If a fire should start, say from the ongoing roadworks on Mona Vale Road, and all the businesses started evacuating, the traffic that would occur would already have disastrous consequences. Adding such a large number of residences as is proposed would compound this issue as we all try to evacuate over our tiny bridge that is our only access point to Jubilee Ave.

3. The proposed buildings - The buildings as proposed are unbelievably high. So high they will entirely dwarf the current 2 story buildings which are adjacent to 8 Forest Road along Bert Close and greatly impact the exposure all the residence will have to natural sunlight. Not only are they tall buildings, they are not level with the existing buildings and seem to be designed to be impossibly close to the boundary with these buildings. This will mean that these existing buildings will not only lose all their sunlight, they will lose their privacy as well.

4. Parking. There is very limited parking other than in the driveways of Warriewood Grove and there appears to be no allowance made for the various vehicles of the proposed residents of 8 Forest Road. This has already been an issue in the past whenever the residents of Warriewood Grove have guests or when roadworks were recently undertaken. If the people

who live in the new development do not have anywhere to park their vehicles they will inevitably park in and block the shared streets of Bert Close & Valley Place. As there are many children who are constantly playing in these street this could pose a serious threat to their safety. As mentioned there would be no public transport available to these new residents which is why there is so much traffic in Warriewood. The infrastructure is woefully inadequate as it is.

5. Finally, on a more personal level I guess, population density. Warriewood and Warriewood Grove are quiet places to live and we value that greatly. Squeezing such a large increase of people in the small land under proposal would have a terrible impact on our quality of life. Traffic, noise, congestion, pollution and strain on resources such as storm drainage and sewage are issues that come with this as well obviously. Recently we have had issues with underage drinking and drug use happening in the trees and the heritage property which is on the property under this proposal which impacts the security we feel in our homes. This is another issue which would likely be exaggerated with such a high number of proposed residents.

I do wish that we could preserve the remaining farmland of Warriewood. It has been sad to see it all developed. However I am realistic and understand that the development of 8 Forest Road is probably going to happen eventually. What I strongly oppose is that all proposals for development seem to be focused on creating the maximum number of dwellings to be able to sell for profit instead of being realistic in what should be built in the area. If it cannot remain farmland then at most it should be townhouses of a sensible size in fitting with the rest of the housing in Warriewood and which enter and exit through Forest Road as originally designed and not Jubilee Ave. To suggest any sort of apartment buildings or higher density housing would be suitable for the area would be purely focusing on profit over what is safe and sustainable for the area.

I sincerely hope that the Northern Beaches Council and all other concerned parties takes the numerous concerns expressed by the residents and businesses seriously and acts accordingly. I thank you very much for your time.

Katie Smallwood