
Sent: 2/01/2021 3:16:14 PM
Subject: Online Submission

02/01/2021

MR Sanath de Fonseka
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RE: DA2020/1517 - 45 Warriewood Road WARRIEWOOD NSW 2102

Dear Anne-Marie

As residents of Lorikeet Grove, we strongly object to the proposed development application for the following reasons:

Volume of Traffic Impact

We have serious concerns regarding the volume of traffic that will pass through Lorikeet Grove and Bubalo Street because the proposed development with 34 unit blocks and the 27 unit blocks currently under construction, on the Eastern end of the Lorikeet Grove (as per DA. DA2018/0607), which will collectively add over 120 vehicles to these already congested narrow roads.

It appears that the submissions for DA2018/0607 raised many concerns regarding increased traffic congestion, insufficient space for parking on the road for visitors, narrow roads and waste collection issues etc. Unfortunately, Northern Beaches Council chose to disregard these concerns by approving this development.

Proposed new development will further exacerbate all the concerns raised back in 2018 and the traffic issues currently experienced by the residents along Bubalo Street will worsen.

Encroachment of Visual Privacy

Block D of the proposed development is in breach of the visual privacy entitlement of the residents of the western side of Bubalo Street and the Western end of Lorikeet Grove. Private open spaces of these backyards are directly visible from the top floor of the Block D, which encroaches the height restriction of 10.5m set by the Council's DCP.

Visual Amenity, Streetscape and Property Value Impact

Residential unit block of this magnitude will significantly impact the existing streetscape, visual amenity, peaceful and quite neighbourhood and the future value of the adjoining properties. We very much appreciate Northern Beaches Council's consideration of the community concerns of this development.

Kind regards

Mr S and Mrs. A de Fonseka