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16/02/2024

MR Dan Watts
16 Bubalo ST

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

Dear Jordan Davies,

Writing to urge the assessors to reject the amended development plans for 45-49 Warriewood in their current form.

The Sydney North Planning Panel rightly found in September 2022 that the developer has not complied with building height controls nor adequately addressed cl 4.6 (3) of the LEP. The panel determined that the plans failed to provide sufficient environmental planning grounds and were not in the public interest.

On review of the amended plans before the Land and Environment Court, these concerns have not been adequately addressed. The height, bulk and scale of the development remains, and only minor amendments have been made in an attempt to be compliant. As a northern beaches resident it would be extremely disappointing for the strong resident opposition and panels determination to be ignored.

We agree with many of the other resident submissions that safety has been overlooked. The traffic resulting from 45 additional dwellings in an already narrow Bubalo St and Lorikeet Drive will be dangerous and would be better diverted to a main collector road - Warriewood Road.

We ask that the Court require the developer to further refine plans into a form that satisfies the Local Environmental Plans, Development Control Plan and the public interest.

Regards,

Dan Watts