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

I am totally against this development for the following reasons

1 Over development.

As with the unit development at 65 TO 69 Lorikeet Grove the dropping of three story unit blocks within residential area's is sheer bad planning.

As an example, due to this development at 65 Lorikeet Grove the residential blocks on the Southern side of Bubalo St now have three story balconies looking directly over their backyard. We all know that the area is zoned medium density but this is an example where, on the rush to get the DA through, resident's privacy was not even considered. It seems this second development will be the same for the Northern side of Bubalo Street.

2 Traffic

With the closing of the access road for the development at 65 to 69 Lorikeet Grove all the building traffic for that site now use Bubalo Street. The so called expert traffic reports for both 65 Lorikeet grove and this development have some large holes in them to say the least. I have witnessed large trucks reversing back up the full length of Bubalo street closely missing parked cars.. Add to this the construction traffic for this new development and we have a very dangerous situation with kids in the street .The only answer to the traffic problem is for this new development to have direct access to Warriewood road.

3 Ecology

I and the rest of Bubalo Street and lorikeet grove are paying a large sum to a community title number 271139 for the revegetation and maintenance of the swamp and wetland zone adjoining and including Narrabeen creek. As part of this community plan we are also responsible for the running and maintenance of the OSD basin and filtering device. I am at a loss to understand how this latest development with the same creek and same wetlands is different to the development at 41 Warriewood road. .

I /we would also like expert advice on how this development will have a system in place to ensure that this development site does not damage or encroach on the VMP for community plan 271139