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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
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**To:** DA Submission Mailbox  
**Subject:** Online Submission

24/01/2022

MR Stephen Erichsen  
- 2 Bert Close ST  
Warriewood NSW 2102

**RE: Mod2021/0816 - 8 Forest Road WARRIEWOOD NSW 2102**

Warriewood Grove  
Neighbourhood Association No. 285567  
Correspondence: Steve Erichsen  
2 Bert Close, Warriewood NSW 2102

RE: Modification of Development Consent N0440/15- 8 Forest Road, Warriewood

Our concern with the modifications and overall development have been raised by individual parties within our estate, including the writer, so this response is for Council to consider 22 years of precedence of use, with respect to the final catastrophic traffic impact of the entire aggregation of projects that include 4-6 and 8 Forest Road and the Mater Maria expansion.

Warriewood Grove Neighbourhood Association was created in 1999 to manage the common property between the 22 dwellings built at that time. As part of the development, a bridge was constructed to Council specifications at the cost to the developer. It was across land that would be regarded as riparian zone and Narrabeen Creek that was never part of the development area.

The Association has paid extensive insurance premiums for the entire 22 years to protect ourselves against damage or failure of the bridge. Since that time, we have had quiet enjoyment of that access and had a letter from Council in 2002, already submitted previously, highlights that it is a "Private Accessway".

When the original development for 8 Forest Road was proposed, the traffic study was done on access via Jubilee Avenue. This will not be the final outcome as the 22 dwellings in Warriewood Grove, in excess of 80 in 8 Forest Road and 14-15 home sites in 4-6 Forest Road will force over 120 x 3-4 bedroom dwellings accessing a 'dead end' street that is already choked with traffic and buses each morning and afternoon during school start and finish. That situation will be made worse with the expansion of student numbers at Mater Maria, as already approved.

We, and Council in their initial rejection, have always considered this development as inappropriate for a range of reasons:

- Bushfire hazard

- Traffic issues
- No recreation areas for children

As a minimum, it is critical that a new traffic assessment should be completed by an independent assessor based on the impact of the Forest Road developments and Mater Maria expansion.

For the ratepayers/residents of Warriewood Grove, we would argue that we should maintain access to the bridge we have funded and maintained for 22 years and will do everything available to us to maintain that precedent.

Regards,  
Steve Erichsen  
CC: Luke Jusic; Mark Pluck; Brad Williams