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Sent: 8/07/2023 12:02:58 PM
To: DA Submission Mailbox
Subject: Online Submission

08/07/2023

MRS Michelle Mullane
73 Chambers CIR
Warriewood NSW 2102

RE: DA2023/0669 - 16 Macpherson Street WARRIEWOOD NSW 2102

Subject: Objection to Development Proposal at 16 Macpherson Street

To whom it may concern,

I am writing to formally object to the plans for the development of 16 Macpherson Street in Warriewood. After careful consideration, I have identified several concerns that I believe should be addressed before moving forward with this proposal. I kindly request that you thoroughly evaluate these points to ensure the best outcome for our community and its residents.

Parking: The issue of parking in the Macpherson Street area is already a significant problem, and this proposed development will only exacerbate the situation. The neighbouring development at 18 Macpherson Street, which is referenced as being of comparable density, has contributed to the existing parking challenges. However, it provided approximately 41 off-street visitor car spaces, along with additional unofficial parking options on grass verges. The proposed development at 16 Macpherson Street does not offer any alternative parking solutions. Considering the adverse impact of parking congestion on the community, I strongly urge the council to require the creation of a sufficient number of off-street parking spaces, following the ratio observed at 18 Macpherson Street.

Elevation and Ground Level: The provided plans and survey documents lack sufficient information regarding the elevation and specifics of the ground level. This raises concerns about potential water flow issues, flooding, and damage to neighbouring properties if the development is elevated above the properties on Chambers Circuit. To address this concern, I request that the council provide 3-4 cross sections of the backyards along Chambers Circuit, bounding Foleys, to enable a comparison of intended ground levels.

Pedestrian Safety along Macpherson Street: The designated crossings along Macpherson Street are currently unsafe, as they require pedestrians to step onto the carriage way to view around existing fig trees. This poses a significant risk to pedestrian safety, particularly for children walking in the area. With the proposed changes to traffic in and out of Brands Lane, the pedestrian safety situation may further worsen. I urge the council to consider the implementation of a safe designated crossing area to the east of us on Macpherson Street, either through council or the developer's responsibility, as part of the development approval process.

Environmental Impact: The proposed development raises concerns about the removal of trees

in Foleys and the potential displacement of wildlife, including birds, possums, bats, and other species residing in the area. Many of these trees have stood for hundreds of years, and their removal would have a significant ecological impact. I strongly urge the council to conduct a comprehensive environmental impact assessment and explore alternative solutions that prioritize the preservation of our natural resources.

Adverse Effect on Property Values: The proposed development could potentially have a negative impact on property values in our community. Such an impact could have severe financial implications for homeowners and undermine the stability of the local real estate market. It is crucial to consider the potential economic consequences and seek alternative solutions that promote community growth and prosperity.

Insufficient Infrastructure: Before proceeding with any development of this scale, it is essential to assess the existing infrastructure's capacity to accommodate the potential increase in demand. Insufficient infrastructure can lead to problems such as traffic congestion, overburdened public services, and compromised safety. I strongly believe that the council should prioritize infrastructure upgrades to meet current needs before approving any development that may exacerbate these challenges.

Waste Management: The proposed development should include a thorough waste management plan to ensure the efficient and environmentally responsible disposal of waste generated by residents. Adequate provisions for waste collection, must be considered to prevent negative impacts on the surrounding environment and community.

I trust that you will give due consideration to the concerns raised in this objection letter. I kindly request that you carefully evaluate the potential ramifications of the proposed development and take the necessary steps to address these issues in the best interest of our community.