
From: sally fahey
Sent: 18/04/2023 12:02:04 PM
To: Council Northernbeaches Mailbox
Subject: Submission for Proposed Development DA2023/0129
Attachments: Submission Fahey_Birks_DA2023_0129.pdf;

Hi Adam,

Please find attached our submission for proposed development DA2023/0129.

Kind regards,
Sally Fahey and Charlie Birks

Attn: Adam Croft
Northern Beaches Council
PO Box 882
Mona Vale NSW

16 April 2023

Dear Mr Croft,

I am writing to you in regards to the **DEVELOPMENT APPLICATION FOR SUBDIVISION AT 4 FOREST ROAD, WARRIEWOOD, Application Number: DA2023/0129**

As residents of 2 Forest Road, we object to the proposed development at 4 Forest Rd, Warriewood.

We have major concerns about the following points.

Elevation: The elevation of the proposed development will cause a significant impact to the privacy of residents of 2 Forest Road that share the boundary. Due to the current slope of the land, Units 65-70, at the southern end of 2 Forest Road, will be the most severely impacted. The loss of privacy to the residents at 2 Forest Road due to substantial elevation differences have not been addressed in the submission.

Shadowing: The Units of 2 Forest Road that share the boundary with 4 Forest Road, are westerly facing. The kitchen/only living area of the Units rely upon their western facing windows for natural light. The only garden area for each unit is also situated to the west. Given the substantial height difference, there is also the potential for the upper story bedroom to lose access to direct sunlight. This is both a health issue due to damp and mould and an environmental/cost issue, having to be far more reliant on electric lighting/heating/clothes drying. Due to the height differential, the proposed setbacks and the possible dwelling heights, the impact of significant shadowing to 2 Forest Road has not been taken into account in the development application.

Storm Water/Run Off: Due to our current weather patterns excess rainfall run off is a major issue. This will be especially concerning during the subdivision works where tree and ground cover removal and shifting of soil will make the area far less stable and more prone to run off. This could cause of subsiding of the boundary retaining wall and flooding to 2 Forest Road. We do not feel that this issue has been addressed.

Construction/Sub-division Works: We have significant concerns about the impact of the proposed construction and sub-division works. The amenity of the residents at 2 Forest Road in regards to dust, noise, and construction traffic have not been addressed in the submission.

Road Congestion: We have already written to the council about the congestion on Forest Road during the school pick up and drop off times. Forest Road is a small cul-de-sac that contains the entrance/exit for 2 town house complexes (that contain approx 106 households) and the car & foot traffic of an expanding high school. The addition of traffic from the dwellings at 4 Forest Road (and possibly 8 Forest Road) has not been properly addressed and I feel noted times have been down played. There is also some concern about the traffic coming from 4 Forest Road to the round about outside the entrance at Mater Maria. Currently to leave 2 Forest Road you need to give way to cars coming around the round about from the school. If you then also add in cars coming from 4 Forest Road (and possibly 8 Forest Road), it could effectively trap cars in 2 Forest Road complex, causing a back log of cars trying to leave the 2 Forest Road complex at busy times.

Fire Event: Again, due to our current weather patterns and position next to bush land there is the potential for a catastrophic fire event. We do not feel this risk has been adequately addressed if a situation arises where all residents of Forest Road and more than 1000 school children need to be evacuated immediately.

Environmental Impact: This site is home to a huge amount of fauna, especially birds and we feel the this has not been addressed sufficiently. The submission includes the removal of twenty-three high category trees of a moderate-high significance, that appear to be in good condition/health. We object to the proposed tree removal.

Thank you for your consideration.

Kind Regards,

Sally Fahey & Charlie Birks

69/2 Forest Road, Warriewood
[REDACTED]