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**RE: DA2020/1489 - 8 Forest Road WARRIEWOOD NSW 2102**

Many concerns over this development and total disregard for existing residents of Bert Close.  
1. The Torren's title housing at the rear of Bert Close is exceeding a "reasonable" height for development, 10.5m in height at the rear fence which will block out natural light and only provide residents with minimal or no afternoon sun.

The traffic: At current while trying to exit Jubilee Ave between 4.30pm and 5.30pm due to traffic from industrial estate is almost impossible, with some afternoons the traffic is back to the cul-de-sac from Ponderosa roundabout, if there is a possible extra 20-30-40 cars trying to exit during this time it would be absolute chaos, not to mention, dangerous in the case of an emergency like fire or a life threatening emergency which would be detrimental and dangerous.

Development access: The current address for this project is "8 Forest Road" not 1 Jubilee Ave. so why does this development have access via Jubilee/Bert Close?

Bridge: Up until 2017 the residents at Warriewood Grove were paying an insurance on the access bridge due to that being their development and at this time we were responsible for the up keep and maintenance, when the first submission for DA was placed for this project this was then taken away from residents and conveniently became the council's responsibility who then allowed the developer to make alterations for bridge widening. The strata committee do have a letter from council to this point stating the bridge was our responsibility.

Fire Zone: The current fire zone is zoned up to the residents of Bert Close's rear fence, again how does this development comply and if allowed to go ahead work in the worst case scenario of an emergency evacuation?

Development- I do accept that a development is inevitable but looking at the Warriewood valley there has been no infrastructure to accommodate these types of developments, if this development was to be permitted then a construction of similar to Bert Close would possibly be acceptable but not the current design as mentioned above and the monstrosity of the unit complex without recreational facilities is ludicrous.