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15/02/2024

MR JOHN FOXWELL
- 13 BUBALO ST
WARRIEWOOD NSW 2102
[REDACTED]

RE: DA2021/2600 - 49 Warriewood Road WARRIEWOOD NSW 2102

We are the owners of 13 Bubalo St, and would like to raise our objection to the proposed development application for the redevelopment of 43, 45 & 49 Warriewood Road (DA2021/2600). Despite previous submissions from myself and several other residents from Bubalo Street, it appears that the objections raised have not been adequately addressed.

Please consider the following matters of concern:

1) Traffic :The fact that there is no direct access to the proposed development from Warriewood Rd makes no sense. Bubalo St is a narrow residential street, with many cars already parked on the road due the properties only being allowed to have single garages. It is clear our street was never designed to deal with high volumes of traffic, and the proposed development will only exacerbate this problem. The current plan puts the safety of children and motorists at serious risk, with the increased volume of traffic that would use our street. The DA has not addressed this issue, the ONLY feasible option is to have separate access from Warriewood Rd, and not funnel traffic down our narrow residential street. The developer is only considering the current development, Council should consider the future developments and the overall traffic plans as a result of this.

2) Streetscape and overdevelopment: It is clear that the proposed development represents an overdevelopment of the site, and the DA has not addressed this. Part of the reason we bought in Bubalo St was because of the community feel and to be amongst the bushland and green nature. The new plans will still result in a building that will block views of the surrounding bushland and vistas to residents of Bubalo St and this is not acceptable.

Thank you for considering our submission, we look forward to getting the best outcome for the local residents and community.

Regards,
John & Christina Foxwell