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To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

16/02/2024

MR Grant Hendren
8 Bubalo ST
Warriewood NSW 2102

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

Mr Grant Hendren & Mrs Dominique Robert-Hendren

Dear Northern Beaches Council,

Thank you for the opportunity again to review the proposal referenced in DA2021/2600. After receiving notification that the Development Application has been appealed by the developer, we wish to submit a formal objection to this development, as our concerns as a community have largely been unaddressed. Therefore, we urge Northern Beaches Council to reject this development of apartments of this bulk and scale for a number of reasons.

1. Safety First

Of critical importance, is the safety of our children and community as a whole. The submission proposes to use Lorikeet Grove as the main access point into the development which would undoubtedly increase traffic and limit parking capacity in both Lorikeet Grove and Bubalo Street. Bubalo Street has a narrow width and it can quickly become a one-way street once cars are parked on both sides. This would increase and jam the traffic flow, making it difficult for some residents to enter or exit their own driveway safely. These factors would pose significant risks for the safety of the young children and their families in this family-oriented community. Council must seriously reject this proposed plan and please consider direct access via Warriewood Road instead, if any development plans go ahead, in order to help minimise such risks.

2. Privacy

Under this proposal, privacy will be a major issue for every house on the north side of Bubalo Street. There will be multiple looking right into the backyards, and living and kitchen areas of our homes. We were not allowed to have large windows looking out to our own backyards from the first floor, yet this proposal clearly indicates that these apartments will have double sliding doors opening up onto balconies that will have direct line of sight into our backyards and houses. Please reconsider the designs of these buildings with balconies facing our backyards to ensure that the privacy of our families is respected.

3. Health and Wellbeing

In the shading report all houses in Bubalo Street will lose sun exposure in the backyard of their property by 2pm to 3pm. This is a health issue particularly in the winter months as sunlight is an important derivative of essential vitamins for our health and wellbeing. From a practical point of view this also restricts our ability to have access to the sun for natural

heating and laundering purposes. The council stipulated strict clearances from our house to the back fence, yet under these plans we would not be able to utilise this space to its full potential. For these reasons also, please consider buildings with no higher than level one constructed, to ensure that all residents on the north side of Bubalo Street have unrestricted access to natural sunlight.

Additionally, the proposal for gum trees in the backyard of this new development is of significant risk, as once they reach past 10 metres high, they can potentially lose branches that could fall into our backyards where our children and families may well be. We purchased our land and planned the building of our dream house here in Bubalo Street a couple of years ago, so that we can create a loving home for our children. We meticulously planned and invested greatly without the knowledge of what was to come on the property proposed in the above-mentioned plan. We have finally moved in and are trying to settle in. If this proposal goes ahead as is, the impact will change our own dreams of creating, setting and modelling a healthy family-friendly community where our children can participate and thrive.

Thank you for your consideration of these vitally important factors when making your decision regarding the submission referenced in DA2021/2600.

Sincerely,
Dominique Robert-Hendren & Grant Hendren