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**From:** Rebecca Lumley  
**Sent:** 14/04/2023 3:34:33 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** TRIMMED: Submission Proposed Development - DA2023/0129  
**Attachments:** Submission - Lumley DA20230129.pdf;

FAO Adam Croft

Please find attached Submission for Proposed Development DA2023/0129

Kind Regards

Stephen & Rebecca Lumley

Attn: Adam Croft

Northern Beaches Council

PO Box 882

Mona Vale NSW 1660

14 April 2023

Dear Mr Croft,

**RE: DEVELOPMENT APPLICATION FOR SUBDIVISION AT 4 FOREST ROAD, WARRIEWOOD**  
**Application Number: DA2023/0129**

This is a submission to **object** to the proposed development of 4 Forest Rd, Warriewood.

As residents of 2 Forest Road we have a number of concerns relating to the impact of this proposed development application.

The significant elevation of the proposed development of 4 Forest Road would have a considerable impact to the privacy of residents, especially those in Units 65 -70. The elevation causes a height differential that would create privacy issues that does not appear to be addressed in this submission.

The aspect of the properties of 2 Forest Road – particularly Units 58 – 70 – is Westerly and the height difference and setback of the proposed development will create significant shadowing.

There is a risk of almost complete loss of sunlight in the rear (and only) gardens, along with natural light into all living areas of the Units, as the properties only have West facing ground floor windows.

In addition to the garden and lower storeys, there would also be concern that any dwellings being built on this boundary would block the upper storey bedroom windows from getting sunlight.

Storm water and run- off is also of major concern – the elevation and incline of 4 Forest Road could result in significant subsiding of retaining walls and fences of our adjoining property – a safety and cost risk.

The additional road congestion from this development, from an already congested road, needs also to be addressed. The access road will flow on to Forest Road, opposite Mater Maria School, which at pick up and drop off times is already a safety concern. This proposed development will add further to this congestion as well as add to the risk of a safe evacuation should there be fire.

This traffic congestion flows on to Macpherson Street/Forest Road roundabout regularly at peak times (school -drop off and pick up) which will impact numerous residents, not just those on Forest Road.

The environmental impact of this development is of major concern and does not appear to have been adequately addressed in this submission. Threatened species, like the Glossy Black Cockatoo, are often seen in the trees in this area and the powerful owl can also be heard.

We object to the proposed tree removal, which includes the removal of numerous trees which are considered to have a moderate-high significance and appear to be in good health.

Finally, we have concern about the potential impact of construction and proposed sub -division works. That being the effects of dust, noise, and increased traffic as this again does not appear to have been addressed in this submission.

Thank you for taking the time to consider these concerns.

Sincerely,

Stephen & Rebecca Lumley

68/ 2 Forest Road, Warriewood

[REDACTED]

[REDACTED]