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To: DA Submission Mailbox
Subject: Online Submission

03/02/2022

MR Hector Castro Lago
4 Bubalo Street ST
Warriewood NSW 2102
[REDACTED]

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

Dear all,

I wish to submit a formal objection to this development for a number of reasons.

The scale of the building has not been addressed as per the last rejection from the Northern beaches council. Very little (Of any) changes have been made to satisfy design issues to fit in with the local area.

The drive way is shown to exit and enter via Lorikeet Grove. Lorikeet grove and Bubalo st are very narrow with a footpath on one side, accomodating for very few car spaces, this was a concern of the previous rejection that has not been addressed. This can be remedied by having the access via warriewood road as it should be for a development of this scale.

Privacy and overshadowing of neighbouring properties on Bubalo st has not been addressed, again this was another reason of the first rejection.

Subdividing of land - no plans are listed for the housing that is earmarked for the remaining land. This should be included on this DA as the land may be over developed in the future.

Public green space is below what is required by council, over development of the land is not fitting with the area.

The bin room backs onto the houses on Bubalo st. This will attract unwanted pests to the area. The bin room should be moved to an underground location of the development.

Importantly, Bubalo street and the Korinya estate are quiet child friendly areas, over development with no direct access to Warriewood Rd will pose a huge safety risk for the children in the area which we surely all don't want to see happening.

I believe you will use this objection to create the best possible outcome to blend into a Family friendly neighbourhood and find the best solutions in line with satisfying the rejections of the previous DA plans.

Best regards,
Hector Castro Lago