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Subject: Online Submission

21/01/2021

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NSW
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RE: DA2020/1517 - 45 Warriewood Road WARRIEWOOD NSW 2102

Dear Anne-Marie

We have the following concerns and objections regarding the proposed development (DA2020/1517):

- Residential Traffic - It appears that resident access to the proposed development is via Bubalo Street and Lorikeet Grove only. Lorikeet Grove and Bubalo Street are very narrow residential streets and are already significantly congested with the volume of over-development in the area. Also, as a result of the council restrictions imposed on the Bubalo Street and Lorikeet Grove properties for single garage and shared driveways this has resulted in residents having to park on the street.

We have significant concerns about the additional traffic and further congestion this development would impose on these streets. The main resident access for this development should be via Warriewood Road to limit traffic and congestion on Lorikeet Grove and Bubalo Street.

- Building Height - The proposed three storey development does not minimise bulk and scale and is significantly higher than the adjacent Lorikeet Grove and western Bubalo Street properties which raises concerns for potential loss of privacy and amenity for these existing property owners.

- Privacy - The proposed three storey development and specifically the top floor apartments significantly reduce the privacy of the western Bubalo Street property backyards especially considering the proposed south-east facing balconies and windows including what appears to be windows on the Block D lifts on the south-east elevation. The building height and specifically the top floor apartments are unnecessary with the proposed south east facing windows and balconies which would result in significant loss of amenity for the Bubalo Street property owners.

- Shading - The proposed development height imposes significant shading to the adjoining western Bubalo Street property backyards. This shading would result in significant loss of usable private open space and amenity for these property owners.

- Location of Bin Collection Room - The proposed location of the Bin Collection Room adjacent to the existing Lorikeet Grove and western Bubalo Street properties are a concern for vermin, odours and noise resulting in loss of amenity for these property owners and the community.

- Construction Traffic - We have significant concerns regarding the safety risks and congestion that construction traffic would impose on Bubalo Street and Lorikeet Grove during construction of the proposed development. Lorikeet Grove and Bubalo Street are very narrow residential streets and are already significantly congested with the volume of development in the area. This has been made worse as a result of the council restriction of single garages for the Bubalo Street and Lorikeet Grove properties resulting in residents having to park on the street. Construction traffic should be limited to Warriewood Road and restricted from using Bubalo Street and Lorikeet Grove for the safety of the community and the families that live in these streets. It should also be enforced by council that all construction activity and parking is contained within the site to minimise congestion from workers and trucks parking on the community streets. This is assumed in the Report - Addendum Traffic and Parking and should be enforced. The Traffic and Parking Report also incorrectly assumes street parking opportunities on Pheasant Place and Bubalo Street which is incorrect due to congestion.

Approval of bulk developments including the apartment development approved by council and currently under construction on 65-69 Lorikeet Grove is causing over-development and unnecessary congestion in the area. Developments should be restricted to Torrens Title residential lots to preserve the character and amenity of the area.

Regards

Luke & Nicolette Hunter
55 Lorikeet Grove Warriewood