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**Sent:** 30/01/2021 1:40:35 PM  
**Subject:** Online Submission

30/01/2021

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

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30 January 2021

We are the owners of 13 Bubalo St, and would like to raise our objection to the proposed development application for the redevelopment of 45 Warriewood Road (DA2020/1517).

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. Currently about half the houses are completed with many still under construction or yet to be developed, and it is already very challenging to navigate down our street. Once all the houses are completed and families have moved in, we have serious concerns about the traffic situation that will arise from the proposed development on our narrow residential street, and the safety of our community as a result. The only acceptable option is to change the plan to include direct access from Warriewood Rd and not funnel traffic down our narrow residential street.

Upon reviewing the DA it is clear that the proposed development represents an overdevelopment of the site. Part of the reason we bought land in Bubalo St was because of the neighboured feel and to be amongst the bushland and green nature. Your plans to build a three story complex that will block views of the surrounding bushland and vistas is not acceptable. Moreover the DA should be in line with recent other developments, such as the restrictions that were placed on the residents of Bubalo St.

Based on the above please listen to the residents of the area and modify the development as follows:

- Include direct access to the development from Warriewood Rd, do not use Bubalo St and Lorikeet Grove, please consider the safety of the residents
- Downsize the development and include the same conditions that were applied to Bubalo St, if the development only included houses in keeping with the area this would be better accepted

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

Regards,  
John & Christina Foxwell