
Sent: 1/02/2021 3:26:48 PM
Subject: Online Submission

01/02/2021

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

Objection to DA for 49 Warriewood Road for a proposed multi storey residential flat building.

I hereby lodge a formal objection to DA2020/1517 for the reasons outlined below.

I also formally seek confirmation of my right to address the planning panel to outline and press the case for rejection of the proposed development in its current form.

It is understood that a three minute time limit has been imposed on such addresses. This is totally inadequate to properly cover the failures in the planning and design process for the proposal.

The preparation of this application would have been in the pipeline for at least 12 months, involving teams of consultants, drafters, financiers, engineers, lawyers and meetings with council officers. Yet a number of fundamentally important and basic town planning principles have been ignored in the planning process.

There is no doubt approval of this development would result in long lasting adverse impacts on the broader community and many adjoining residents.

In fact in 2020 an agent acting on behalf of the developer sought comments on the design from some affected local residents.

Given the very limited information and design details that were supplied, a number of submissions were made by local residents citing significant justifiable concerns. This was done to help the designers understand the issues and adjust the design accordingly.

It should be noted that the developer has not been willing to meet with residents as requested, nor to reflect solutions to these important and legitimate matters in their design.

The locals have been simply palmed off and ignored.

It is also noted the developer has recently lodged a building envelope plan (B.E.P.) with council for the the lots fronting Warriewood Road and Lorikeet Grove.

Some of this land would be required for a solution to the currently inadequate traffic planning for the flats portion of the site, but this is not catered for in their B.E.P. Consideration of the B.E.P. should be suspended pending the redesign of the D.A.

Council and the planning panel should take these matters on board to ensure the safety and proper protection of the affected parties.

Isn't this what these bodies are supposed to do?

Aren't the overbearing amount of planning controls, papers, studies, legislature, regulations, development control plans, development standards, objectives, strategies, building envelope plans, policies and codes, there to ensure good and proper development is carried out?

Yet the majority of people who reflect on the 'process' seem to have the same negative

experiences from the same types of development impacts.....safety, traffic, privacy, noise, height/building bulk, overshadowing and perhaps worst of all, putting conflicting development types next to each other, as is the case with the subject R3 zone.
For these reasons and more, I seek confirmation that I will be allotted a period of not less than 15 minutes for my address so the planning panel can have the benefit of all the facts prior to making its determination.

Main points to be covered in the address to the panel:

-Presenters introduction

-Planning matters; relating to the zoning and design of development proposals within the R3 zone, including legislature and local development controls.

This is an essential and important component of the address.

-Objections to the proposal.

There has been considerable collaboration among the affected residents regarding the design and adverse impacts of the proposed high density residential flats. I support the objections, with the main ones being summarised below:

+ Inappropriate siting of residential flat development

+ Lack of planning and substandard decision making for the management of traffic generated by multi unit 3 storey residential flat developments adjoining single dwelling allotments.

+ The application contains an alarming, dangerous proposal in an attempt to handle traffic generated by multi unit residential flats. The developer's solution is to send traffic through existing local narrow streets which were not planned, designed or constructed to act as collector roads for these forms of high density developments. I will of course elaborate more on this in the address.

+ Overshadowing of adjoining properties due to the three storey height of the building and landscaping. The landscaping may seek to mask the view of and bulk of the buildings. However to be effective, it will just increase the impact of overshadowing.

+ Intrusive impacts of the buildings destroying privacy. The buildings are three storeys in height. The height of the buildings exceed council planning department's own height restrictions for this specific part of the Warriewood Valley.

Residents of the flats will be able to peer from their balconies and large windows directly into the rear yards, pools, outdoor seating/dining areas, and inside the houses located on adjoining properties.

+ Some practical and deliverable solutions will be put forward to address these issues and remove their adverse impacts.

Thank you for the the opportunity to lodge this submission.

I look forward to confirmation of my request and delivery of my address to the planning panel when it is convened.

Kind Regards,
Glenn Sommer.