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To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

11/07/2023

MR Glenn Mullane
73 - 73 Chambers CIR
Warriewood NSW 2102

RE: DA2023/0669 - 16 Macpherson Street WARRIEWOOD NSW 2102

Subject: Objection to Development Proposal at 16 Macpherson Street

To whom it may concern,

I am writing to formally express my objection to the development plans for 16 Macpherson Street in Warriewood. After careful consideration, I have identified several concerns that require your attention before proceeding with this proposal. I kindly request that you thoroughly evaluate these points to ensure the best outcome for our community and its residents.

Firstly, the issue of parking in the Macpherson Street area is already a significant problem, and the proposed development will only worsen the situation. The neighboring development at 18 Macpherson Street, which is referenced as a comparable density project, has contributed to existing parking challenges. However, it provided approximately 41 off-street visitor car spaces, along with additional unofficial parking options on grass verges. Regrettably, the proposed development at 16 Macpherson Street fails to offer any alternative parking solutions. Considering the adverse impact of parking congestion on the community, I strongly urge the council to require the creation of a sufficient number of off-street parking spaces, following the ratio observed at 18 Macpherson Street.

Secondly, the elevation and ground level details in the provided plans and survey documents are insufficient. This lack of information raises concerns about potential water flow issues, flooding, and damage to neighboring properties if the development is elevated above the properties on Chambers Circuit. To address this concern, I kindly request that the council provide 3-4 cross sections of the backyards along Chambers Circuit, bounding Foleys, to enable a comparison of intended ground levels.

Another significant concern relates to pedestrian safety along Macpherson Street. The designated crossings in their current state are unsafe, as pedestrians are required to step onto the carriage way to view around existing fig trees. This poses a significant risk to pedestrian safety, particularly for children walking in the area. Furthermore, the proposed changes to traffic in and out of Brands Lane could potentially exacerbate the pedestrian safety situation. I urge the council to consider the implementation of a safe designated crossing area to the east of us on Macpherson Street, either through council or the developer's responsibility, as part of the development approval process.

Furthermore, I am deeply concerned about the potential environmental impact of the proposed

development. The removal of trees in Foleys and the potential displacement of wildlife, including birds, possums, bats, and other species residing in the area, raises ecological concerns. Many of these trees have stood for hundreds of years, and their removal would have a significant adverse impact on the local ecosystem. In light of these concerns, I strongly urge the council to conduct a comprehensive environmental impact assessment and explore alternative solutions that prioritize the preservation of our natural resources.

Additionally, before proceeding with a development of this scale, it is vital to assess the capacity of the existing infrastructure to accommodate the potential increase in demand. Inadequate infrastructure can lead to various problems, including traffic congestion, overburdened public services, and compromised safety. Therefore, I strongly believe that the council should prioritize infrastructure upgrades to meet current needs before approving any development that may exacerbate these challenges.

Lastly, it is crucial that the proposed development includes a comprehensive waste management plan to ensure the efficient and environmentally responsible disposal of waste generated by residents. Adequate provisions for waste collection, recycling, and disposal facilities must be considered to prevent any adverse impacts on the surrounding environment and community.

I trust that you will give due consideration to the concerns raised in this objection letter. I kindly request that you carefully evaluate the potential ramifications of the proposed development and take the necessary steps to address these issues in the best interest of our community.

Thank you for your attention to this matter.