
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 3/02/2024 1:35:51 PM
To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

03/02/2024

MR Matt Sherwood
6 Bubalo ST
Warriewood NSW 2102

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

Subject: Submission Against Proposed Development Application DV2021/2600 at 43 Warriewood Rd

Matt Sherwood
6 Bubalo St
Warriewood 2102

03/03/2024

Northern Beaches Council
Dear Jordan Davies,

Re: Development Application DV2021/2600 - 43 Warriewood Rd

I am writing to express my concerns and objections regarding the proposed development application DV2021/2600 at 43 Warriewood Rd. Despite two previous submissions from myself and numerous other concerned residents, it appears that our concerns have not been adequately addressed, and I urge the council to ensure the approval of this development is not approved in its current form for the following reasons:

1. ****Traffic Congestion:****

- a) The existing conditions imposed on residents in Bubalo St to have single garages has resulted in inadequate parking facilities, forcing residents to park on the street.
- b) Traffic congestion on Bubalo Street has become a significant concern with residents from Warriewood Rd also parking their cars in our street. The street is essentially a one way / single lane and with the proposed development this will further exacerbate the issue.
- c) The lack of a dedicated vehicle access point for the proposed development will lead to increased traffic through local narrow residential streets, creating additional safety hazards for residents.
- d) Under the developers plans the residence are able to exit right into Lorikeet Grove. This is not possible as there is no planned exit to the north for Lorikeet Grove.
- e) The developer is only considering this development, Council needs to review the bigger picture looking at the overall plan for the valley ensuring it is a pleasant place to live for all

2. ****Public Transport and Access Points:****

- a) The reliance on outdated information in the traffic report, particularly regarding public

transport routes, raises questions about the accuracy of the report.

b) The cessation of bus routes and the private nature of Lorikeet Grove access points limit public transport options and further increase reliance on personal vehicles.

c) The planned use of Bubalo Street as an access point for the proposed 43 Warriewood Road development will compound traffic issues and safety concerns for the community.

3. ****Streetscape and Overdevelopment:****

a) The proposed development contradicts the restrictions imposed on existing residents regarding footprint, height, and garage locations.

b) The three-story apartment buildings will have adverse effects on the streetscape, blocking views, sunlight, and privacy.

c) The design is incongruent with the natural and community-oriented character of Warriewood, transforming it into an urbanized environment that detracts from the local ambiance.

In conclusion, I implore the council to reconsider the approval of Development Application DV2021/2600 at 43 Warriewood Rd. The concerns raised by the community, including issues related to traffic congestion, public transport, and streetscape, are of paramount importance in preserving the unique character and well-being of our neighborhood.

I appreciate your attention to this matter and trust that the council will carefully weigh the community's concerns before making a decision on the proposed development.

Sincerely,

Matt Sherwood