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Sent: 16/04/2023 4:10:38 PM
To: DA Submission Mailbox
Subject: Online Submission

16/04/2023

MRS Chloe Jackson
61 / 2 Forest Rd RD
Warriewood NSW 2102

RE: DA2023/0129 - 4 Forest Road WARRIEWOOD NSW 2102

Dear Mr Croft,

RE: DEVELOPMENT APPLICATION FOR SUBDIVISION AT 4 FOREST ROAD,
WARRIEWOOD Application Number: DA2023/0129

This is a submission to object to the proposed development of 4 Forest Rd, Warriewood.

As residents of Unit 61/2 Forest Road, we have a number of concerns relating to the impact of this proposed development application.

Our Main and primary concerns are Privacy issues, Fire and emergency evacuations and increased traffic in an already dangerous situation at school drop off and pick up times.

The significant elevation of the proposed development of 4 Forest Road would have a considerable impact to the privacy of residents, especially those in Units 58 -70. The elevation causes a height differential that would create privacy issues that does not appear to be addressed in this submission.

The aspect of the properties of 2 Forest Road - particularly Units 58 - 70 - is Westerly and the height difference and setback of the proposed development will create significant shadowing. There is a risk of almost complete loss of sunlight in the rear (and only) gardens along with natural light into all living areas of the Units, as the properties only have ground floor windows that are West facing.

In addition to the garden and lower storeys, there would also be concern that any dwellings being built on this boundary would block the upper storey bedroom windows from getting sunlight, this in turn can cause issues with mould etc resulting in possible health concerns

Storm water and run- off is also of major concern - the elevation and incline of 4 Forest Road could result in significant subsiding of retaining walls of our adjoining property - a safety and cost risk.

As it is, our properties are already impacted when heavy rain events occur resulting in minor flooding that's made worse with the storm water and run off from 4 Forest rd.

The addition, road congestion from this development from an already very congested road needs to be addressed. The access road will flow on to Forest Road, opposite Mater Maria School, which at pick up and drop off times is already a safety concern. This proposed

development will add further to this congestion as well as add to the risk of a safe evacuation should there be fire.

This traffic congestion flows on to Macpherson Street/Forest Road roundabout regularly at peak times, meaning school peak hr times of 8am-9am and 2:30-3:30/4pm NOT the 9-5 peak hour traffic that was reported on this current development application. This in turn will impact all residents in Forest Rd, Macpherson st, Angophora circuit, Callistemon Way, and all the side streets between.

Finally, the environmental impact of this development is of major concern. Threatened species, like the Glossy Black Cockatoo, Micro Bat, Noisy Owl to name few are often seen in the trees on this area. There are also Wallabies which are Native to Australia and many other Flora and fauna,

We ask that this be taken into serious consideration.

Yours Sincerely

Lee and Chloe Jackson