
Sent: 25/01/2021 9:29:14 AM
Subject: Group Submission 24.01.docx. DA. 2020/1517
Attachments: Group Submission 24.01.docx;

Attention:- Development Assessment. DA. 2020/1517. Anne-Marie. Young

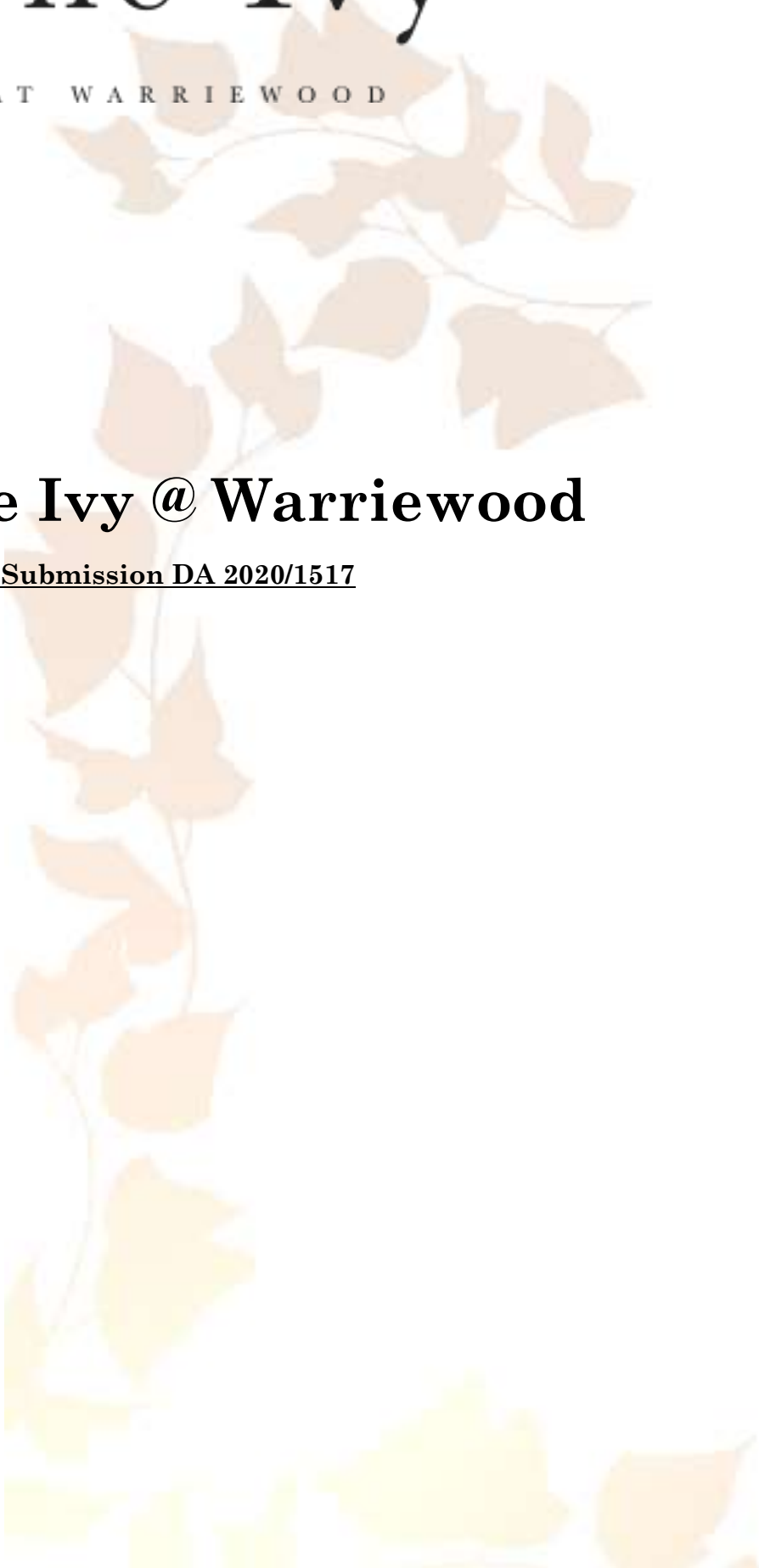
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The Ivy

AT WARRIEWOOD

The Ivy @ Warriewood

Group Submission DA 2020/1517



24.01.21

25 January 2021

Attn: Chief Executive Officer

Northern Beaches Council

PO Box 82

Manly NSW 1655 Australia

Delivered by email: council@northernbeaches.nsw.gov.au

Dear Sir

Group submission | DA 2020/1517

As the newly formed Residence Group of Bubalo Street, Lorikeet Grove, and Warriewood Road, we would like to submit a group submission regarding the DA 2020/1517.

The very concerning problems we all see with this development are outlined ahead.

1. Lack of PRIVACY and OVERSHADOWING of the gardens and houses on the Eastern side of Bubalo Street, due to the OVERSIZED 3 level bulk of the unit block

Council is requested to remove the third level of the unit block to address these problems.

2. NO VEHICLE access onto Warriewood Road from this development. This will force all traffic onto the narrow Lorikeet Grove and Bubalo Street. In doing this these streets will become a dangerous thorough fare for the young families of these streets and the traffic will end up back on Warriewood Road anyway.

The developer should provide a dedicated access from this development, in the form of ingress and egress onto Warriewood Road, which is the collector road.

3. GROSS OVERDEVELOPMENT. Of a delicate, picturesque valley. As Residence and Councillors of the Northern beaches we have a responsibility not to ruin this area by allowing the greed of developers to cram as many units as they can.

Council is requested to re-zone those portions of this site fronting both Warriewood Road and Lorikeet Grove, to only permit single detached dwellings, with a maximum height of 2 stories. This is to prevent further development of (super lots) along this corridor being allowed to build 3 story bulky units

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The vehicle access on Lorikeet Grove to this development should be designed in such a way that the residence and visitors cannot access the site from this street. This will prevent excess local traffic being forced into local narrow streets but directed onto the Warriewood collector road instead.

Applicant has highlighted a number of existing and "possible" future nearby local streets. The implication being that these will assist in dispersing the traffic generated by the proposed multi storey high density residential flat development on 43-49 Warriewood Road.

One of the roads referred to in the application is Pheasant Place. The implication is that this road would be an additional link from the flats onto narrow Lorikeet Grove and then onto Warriewood Road. However it can be demonstrated that this will not occur.

Council's own records show that a subdivision approval was granted for 53 Warriewood Road which is to contain part of Pheasant Place.

An examination of the approved subdivision plan (see photo attached) clearly shows Pheasant Place will be created as a cull de sac, thereby denying access to Warriewood Road at this location.

By granting this approval, Council has both signalled its intent and created the precedent that Pheasant Place is never to be a link between Lorikeet Grove and Warriewood Road.

The result of eliminating this road will be to force even more traffic into Bubalo Street simply because it will be more convenient for the flat building residents to do so. This of course will be of no concern to the developer or future residents of the proposed residential flat building.

Again, the narrow local street system is proposed by the developers to act as a collector for the traffic generated by their high density development. This road system was not designed and constructed to do so.

Their proposed flawed traffic management proposal is despite their site actually possessing a long frontage to an existing designated collector road.....Warriewood Road.

By eliminating Pheasant Place as an access to Warriewood Road, there is no logical or practical argument to say that requiring the subject DA to have a direct access to Warriewood Road would be to create "an additional entry point."

Moreover there are many resultant adverse impacts of sending unnecessary traffic through Lorikeet Grove and Bubalo Street, not the least of which is safety and plain common sense.

SOLUTION:

Just simply require direct access to and from their site and the traffic issue is solved. The traffic from the site will end up on Warriewood Road anyway.

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As the Residence Group of Bubalo Street / Lorikeet Grove. We urge the Council to look at this DA carefully. Look at the impact it will have, not only of the residence living in the area but the ambience of the general area.

Yours sincerely

Ivy Estate Resident Group & Community Plan

Sent via email...

Stuart Quirk

Nominated Representative and Chairperson of Community Plan

Mobile: 0416 027 770