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To: DA Submission Mailbox
Subject: Online Submission

29/08/2023

MRS CAROL KROGER
33 / 26 Macpherson ST
WARRIEWOOD NSW 2102

RE: DA2023/0976 - 20 - 22 Macpherson Street WARRIEWOOD NSW 2102

The planned development of 20-22 Macpherson Street Warriewood will directly affect me as my unit abuts the boundary of the proposed complex.

I am thus objecting to the development plans as submitted to council for the following reasons:

1. The plan of 53 Townhouses on this site has disregarded how it would affect the adjoining complexes and how we coexist with the wetlands in Warriewood.

There are a lot of townhouse complexes in the area but because of appropriate landscaping the existing ones blend in with the wetlands.

If the developers look at Glen Eagles and Blair Atholl for example, they are separated by a wide treelined walkway leading to the walking paths in the wetlands.

Each complex is separate and we do not impinge on the wetlands .

In fact by creating green walkways between complexes the residents feel that they are living close to nature and not in a high density housing complex!

This new development is against my and my neighbours back fence and is only separated by 0.9 metre, with no substantial green barrier to provide privacy.

Less town houses, more green spaces and a greater setback from the boundary with a green barrier or walkway would ensure the privacy of Glen Eagles residents and the residents of the new complex!

2.Lack of privacy due to the very close proximity of the proposed townhouse to our townhouses with windows and balconies overlooking our properties and added noise.

3. Loss of sunlight due to the position of the townhouses.

4. As the application is for 53 town houses, our street which already has a parking problem, will not cope!

Already Thursday nights are impossible for parking because of garbage collection the next day and it is increasingly difficult to enter and leave our driveway safely because of the current traffic!

Increasing the number of cars in the area by this number of townhouses will only add to the problem!

5. I have security concerns as there is no substantial barrier between the complexes.

I conclude by asking for a reworking of the proposal, reducing the number of dwellings ,creating a green barrier/walkway between the adjoining complexes , adding more green areas for the residents of this new complex to enhance their living conditions in line with other complexes in the area.

These measures will help maintain privacy and security for both sets of residents while respecting the wetlands as part of our environment!

Thank you in advance for considering my concerns.

Carol Kroger