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To: DA Submission Mailbox
Subject: Online Submission

25/02/2022

MRS Tanja Ostermaier
- 14 Bubalo ST
Warriewood NSW 2102

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

It is with great disappointment to see that the DA has reappeared, with only little to no changes as the withdrawn DA, we had put submissions in.

Therefore our original submission still stands, since the developer hasn't made changes to the original plans.

The traffic reports still outdated with old data and don't reflect the current situation, the bus stops at Warriewood RD are not displayed, therefore the DA isn't accurate. Secondly the DA is stating that all streets Bubalo, Lorikeet and Pheasant are 2 way street and have parking. This is another wrong statement as council has made all our developments to oblige to only built a single garage, therefore all the residents from those streets are obligated to park their cars on the street, since due to the narrow lots, the single garage is often only used for necessary storage.

For a development in this size it needs to be ensured that an access to Warriewood Road is given and no access to the narrow streets above. This is especially necessary for the safety of the kids playing, scootering on the family friendly estate streets. It can't be in council best interests to put the minimizing of costs for a developer in front of the safety of the residents and kids.

If access through BUbalo street an Lorikeet Road won't be cut, it will be allowing at least 87 cars to use the narrow streets to access Warriewood Road.apart from creating a very dangerous bottleneck in these narrow streets, the Tee intersection off Bubalo St and Warriewood Rd has become a very unsafe corner when turning righ due to the blind spot with trucks and boats parking there and the slight curve in Warriewood Rd.

Also the bin room has to be moved underground, since living in a nature bushland it will attract unwanted pests to the area.

Another big concern, which hasn't been addressed to in previous DA and still showing unchanged on this DA is the privacy and shading issue.

With 3 story houses, we won't have any privacy at all , since up to 5 units will be looking straight into our backyard, the kitchen and living area. This is a complete No-Go and can't be accepted.

We also did buy the block of land, with the sun in mind, on the shading report you can clearly see that all house Bubalo STreet will loose sun by 2pm and half the property by 3pm. This can't be acceptable, since the main enjoyment time is in the afternoon for us residents, there we can use our backyard. However with the 3 story houses overlooking us and taking away the

sun, the lot enjoyment and therefore value are very minimized.

Please consider also the safety issues for the proposed gum trees.

I'm asking the council to please come out and see the grounds and current situation for yourself as you may agree that the proposed development needs a lot of changes to keep privacy and safety of current residents ensured.