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Sent: 6/02/2024 8:08:07 AM
To: DA Submission Mailbox
Subject: Online Submission

06/02/2024

MRS Laura Hyder
12 - 12 Bubalo ST
Warriewood NSW 2102

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

Northern Beaches Council
Subject: Objection to Development Application DA2021/2600

Dear Members of the Northern Beaches Council,

I am writing to express our strong objection to the proposed development under Development Application (DA) DA2021/2600.

As nearby residents, I believe the proposed development poses significant challenges that could adversely affect the quality of life for residents in the area, particularly from the noise and additional risk that a higher load of vehicles causes on an already congested road. Bubalo Street was not designed nor intended to be a main thoroughfare for the amount of traffic that would come with an apartment development such as the one in this DA. The street is already congested due to houses having single garages with their four bedroom homes (as approved by Council previously), so cars are parked on both sides of the road, effectively transforming it into a one-way street. This situation already raises serious concerns about driver visibility, creating potential hazards for both drivers and pedestrians. The safety of small children residing in the area is at risk, as the limited visibility with increased traffic may pose an increased risk to their well-being.

Add to this the noise to residents from the additional traffic, and the additional challenge posed to construction, trades and emergency vehicles that could otherwise enter via a more direct route. I put to the council, how would it manage the parking on Bubalo Street, which is free to boats, trailers, advertising hoardings, cars, trucks that does not materially increase the risk to safety of drivers and pedestrians if it then allows an apartment development to use the street as its main entrance point? Does it limit speeds, or put signage up that limits parking and pushes residents to have to park their vehicles in adjacent streets, thereby creating problems there? How will the existing garbage trucks cope with the uptick in traffic? Can we expect to see cars banked back to Warriewood road while garbage collections are done? Times change, but I do not understand the motivation. This surely cannot be optimal design, and if it isn't, then what is it? Who does this convenience? If you were buying a property in the development, wouldn't you prefer direct access to Warriewood road instead of a 'rat run' through a side street?

When considering this issue in detail, it makes sense to have direct access. The intended route is out of character with surrounding streets that all have direct access. Given the urban density such an apartment complex would create, it seems odd to utilise an existing road that has been constructed with less traffic anticipated at the time the approval was given for the existing development.

There is no scenario I can envisage where it can be reasonably be expected that the safety and amenity of Bubalo street is not materially and adversely impacted by the uptick in traffic created by having it as a main thoroughfare.

The proposed development of 3 story apartments, raises concerns about the impact on privacy and sunlight for the surrounding properties. This development seems to discriminate against residents of Bubalo who have had council planning restrictions imposed regarding footprint, height and garages.

This over development in the area could result in an undesirable loss of privacy for existing residents, and the overshadowing effect may lead to a significant reduction in natural sunlight for adjoining properties. This could impact the effective use of our solar panels. This not only affects the aesthetics of the neighbourhood but also impacts the overall well-being of residents and the value of their homes.

In light of these concerns, I kindly request that the Northern Beaches Council thoroughly reassess the proposed development, taking into consideration the impact it may have on the safety, privacy, and sunlight access for the exiting residents. It is crucial that the development aligns with the existing infrastructure and maintains a balance between growth and the preservation of the neighbourhood's character.

I appreciate your attention to this matter and trust that the Northern Beaches Council will carefully consider the concerns raised by the residents in evaluating Development Application DA2021/2600.

Thank you for your time and consideration.

Sincerely,
Laura and Edward Hyder