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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
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23/02/2022

MR Paul Sommer  
1 Bubalo Street ST  
Warriewood NSW 2102

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

Dear Assessing Officer,

As residents of the adjoining Bubalo Street, my family and I are completely against the redevelopment of 43, 45 and 49 Warriewood Road - DA2021/2600.

I acknowledge that this objection to the new DA will repeat the issues, concerns and impacts referred to in my previous submission on the original, withdrawn DA (DA2020/1517). However, our objections remain as strenuous and real because the developer has made no attempt to acknowledge or address the most basic planning impacts of their profit-making proposal. In-fact comments made in their Statement of Environmental Effects scoff at, dismiss and try to de-legitimize the real concerns that are worrying the affected residents and their families. The developer has simply engaged paid "guns for hire" to ignore and dismiss the obvious impacts of their venture. Of course, all these people will make their money, move on and never have to live with the consequences of what it took to make their profit. It will be us, the residents, which will be made to suffer long after the developer has sailed into the sunset at the completion of the project.

In the recently resubmitted Environmental Impact Statement, the developer argues that access/traffic concerns were not raised in a pre-lodgement meeting held in June of 2019, so therefore, they shouldn't be of any concern now. This pre-lodgement meeting occurred before most of the residents of Bubalo Street had even lodged submissions for their future houses, let alone built and moved in. The fact is, the issues have now been raised, and council has been given the opportunity to re-look at the very real concerns presented by the residents, and to do the right thing by the community which they serve, regardless of whether the issues were raised in the pre-lodgement meeting in 2019, or the Traffic Referral response of March 2021. This just reeks of the developer looking for an 'easy out' and dismissing valid objections under the excuse of a prior oversight.

The applicant, in dismissing the inadequacy of Bubalo St to act as a collector Road, suggests Pheasant Place as a satisfactory additional access point to Warriewood Rd. However, Council has already approved a residential lot subdivision application which terminates Pheasant Place into a cul-de-sac, with no access to Warriewood Rd. This is despite the fact that the developers site, itself, has a long frontage to Warriewood Rd. They just don't want to provide direct access to Warriewood Rd from their site. They, of course, claim that in 2022 there can be no engineering solution to what obviously should be done. This is a clear case of profit-greed over what really should be done. Even if Pheasant Place were to be available, the width, design and

proximity to a nearby blind corner on Warriewood Rd already makes a hazardous entry and exit to Bubalo Street.

The applicant's counter arguments to the valid objections of the residents are neither persuasive nor in some cases accurate. The implication being they just say.... "nothing to see here, give me my approval." Council members have previously agreed with the concerns of the residents of Bubalo St as evidenced by the rejection of DA2020/1517. As the applicant seems critical of council and dismissive of the impacted neighbourhood, it is very possible that they may intend to wait out the Legislated 60 days after DA submission and then lodge an appeal to the Land and Environment Court. This would take the matter out of the hands of Council and save time and possibly achieve a more favourable outcome for them. This is because they already know what Council's views/requirements are and have not demonstrated any consideration for either.

To reiterate our previous concerns...

A condition of our DA stated that all houses in Bubalo Street must have single garages. This is not what the land purchasers wanted, but we have all complied to council's requirements and built single garages. This has forced all residents to park their second cars on the street. In some cases, both household cars are being parked on the street because the narrow garages only have enough room for use as a small storage space. This, combined with the narrow street build, has impacted negatively on the flow of traffic and congestion from people using our street to access the nearby Karinya estate. Since we lodged our last submissions, the Sydney Water works at the bottom of the street have been finished, and parking is now permitted on both sides of the street. This, in addition to the increased traffic from the reopening of Lorikeet, has further highlighted the issue and shown that the street is really not wide enough for 2 lanes and parking. Especially important when you consider that all houses have a single garage meaning parking on the street is the only way. It is manageable in it's current state, but if Bubalo St is to become the main road for the developers planned units on 45 Warriewood Road, then it would be a shambolic piece of planning that would impact the safety, enjoyment, and value of the surrounding neighbourhood houses.

The developers of the proposed 45 Warriewood Road are planning to use Bubalo street as the point of access to their new development as well. We can only guess that they have done this to try and cram as many unit blocks into their land as possible so as to maximise their profit from selling. By not including a dedicated access street into the new development, it will cause traffic chaos for Bubalo Street, turning our narrow residential street into the main point of access for the overdeveloped site. Bubalo Street will then become a dangerous collector road which is not what it was planned or designed to be. All of the multi-story residential unit developments on McPherson Street have their own dedicated vehicle access point onto that street. Traffic from those developments is therefore not allowed to channel through the local narrow residential street system.

Aside from the impact on traffic, and more concerning, is that it will create an unsafe living arrangement for the families living in Bubalo Street - many of whom have young children. We personally have 3 kids under the age of 6 and already have concerns about the safety of our street. If you add in the hundreds of cars from residents of the proposed 45 Warriewood Road, it's an accident waiting to happen. We have genuine concerns that somebody will be seriously injured, or worse. If a medium density development is approved on the site, without a dedicated access onto Warriewood Road, then the Council and its planners will be creating a ticking traffic hazard time bomb, for which they will be responsible.

So far, I have only spoken about the cars of the future residents of 45 Warriewood Road. When you add in the heavy trucks and construction vehicles who will be using Bubalo Street during construction, the situation becomes even more serious. Surely a permanent ingress/egress giving specific access onto Warriewood Road for the new development at 45 Warriewood Road, both during construction, and after construction, is the clear and obvious right thing to do.

In addition, a big part of why we purchased land in Bubalo Street was because of the beautiful views up towards the mountains of Terry Hills. Building three story units will block these views and turn the desirable green nature inspired theme of Warriewood into an inner-city type concrete jungle. We understand the need for growth and development - we ourselves built a new house in the area - but building multi dwelling apartment blocks is taking it a step too far. We will lose our beloved tight-knit community feel, with beautiful scenic bushland and green nature. If this land has to be developed, we urge you to apply standard housing like that of the recent Bubalo Street and Karinya developments.

Thank you for considering our submission against the development of 45 Warriewood Road. We are hopeful that common sense will be applied here in relation to this development having its own access street, and therefore helping to keep Bubalo Street as practical and safe as possible for the residents living there.

Kind regards,  
Paul and Bronwyn Sommer