
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 17/02/2022 6:25:24 PM
To: DA Submission Mailbox
Subject: Online Submission

17/02/2022

MR John Power
9 Bubalo ST
Warriewood NSW 2102

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

As with my last submission on this development I strongly disagree with this DA . My objection is not against the idea of development of the area but regarding two critical areas . That of a flawed traffic plan and as with other cases, the built form in this area . These are the two areas that the council promises to protect in the planning process. This new development should not be allowed to proceed without direct entry onto Warriewood road .Even the most basic untrained person can see that using the narrow Bubalo Street as a feeder road into a new multiple development is certain to lead to serious traffic congestion and possible serious injury to a child. How any master plan can allow three story units to look directly into backyards of houses begger's belief and certainly to even an untrained person does not pass the built form argument. The council received some thirty submissions on the last DA for this site with the same issues which the council recognized.

The applicant is totally dismissing the fears of local residents and have made no attempt to acknowledge or address the most basic planning impacts of their profit making proposal. Instead of a road entry to Warriewood road they have suggested that Pheasant Place is a possible additional access point knowing it is already earmarked as a cul-de-sac. This developer has simply engaged the big guns of finance to totally dismiss the obvious serious impacts of this profit making adventure . If this venture goes to the Land and Environment court , and I suspect it will,. Then it will be the ordinary people involved to address this problem financially. This will of course leave the people of Bubalo St and Lorikeet grove with serious impact while the developers take the profits and move on. I ask the council and the panel to seriously consider the impact of the traffic plan in this development and make the entrance of this development to Warriewood Rd a necessary inclusion .