

---

**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 25/02/2022 3:33:25 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

25/02/2022

MR Stuart Quirk  
- 59 Warriewood Rd RD  
Warriewood NSW 2102

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

25 February 2022

Attn: Chief Executive Officer  
Northern Beaches Council  
PO Box 82  
Manly NSW 1655 Australia

Delivered by: online submission portal

Dear Northern Beaches Council

RE: DA 2021/2600 - Submission

With regards to DA 2021/2600, I express significant concerns relating to this proposed development (which are no dis-similar to the previous development lodged under DA 2020/1517 for the same allotments).

1. Lack of PRIVACY and OVERSHADOWING of the gardens and houses on the Eastern side of Bubalo Street, due to the OVERSIZED height of the unit block Council is requested to reject the request for variation to the building envelopment height of 10.5m as stated with the Statement of Environmental Effects as this is not a valid reason for variation.

2. NO VEHICLE access onto Warriewood Road from this development. This will force all traffic onto the narrow Lorikeet Grove and Bubalo Street. In doing this these streets will become a dangerous thorough fare for the young families of these streets and the traffic will end up back on Warriewood Road anyway.

Council should direct the Owner/Developer to provide a dedicated access from this development, in the form of ingress and egress onto Warriewood Road, which is the collector road. As it was the understanding as to one of the reason why the previous development application DA2020/1517 was not support by Council, which consequently saw the application DA2020/1517 withdrawn.

3. GROSS OVERDEVELOPMENT. As Warriewood Valley has particularly delicate fauna and flora this development is not appropriate to the Valley of Warriewood. Contrary to what NBC planning policies it is very clear to me that as a resident in the immediate area that Council's

planning policies should be reviewed because the previous ideas from years ago for the area are not appropriate to the Valley.

Notwithstanding the above, the previous application under DA 2020/1517 was for 34 apartments and this current submission is for the same number of apartments being 34 apartments. So clearly nothing has changed in order to reduce this gross overdevelopment. Furthermore, the previous application DA 2020/1517 was for 11 Torrens title lots and now this development is now for 12 Torrens title lots. So more DENSITY and reinforces the gross overdevelopment.

4. STAKEHOLDER ENGAGEMENT. The Statement of Environmental Effect clearly states that there has been consultation with Council and Transport NSW, which I am appalled read and see that both of these Authorities have not provide appropriate advice to direct the Owner/Development to provide access from Warriewood Rd.

5. TRAFFIC IMPACT REPORT: This report consists of 46 pages which is the exactly same number of pages used for DA2020/1517. Also, the wording of the report is word for word other than the change to the Job no. from 10982 to 21063 for this new submission for DA2021/2600. In addition to support the above the wording in both reports still refer to 11 lots as opposed to the Statement of Environment Effects Report which clear states 12 lots.

As a resident, family of 4 and as Chairperson for the Residence Group of Bubalo Street / Lorikeet Grove, I am appalled to think that the Applicant and Owner/Developer of this submission (DA2021/2600) has not taken into considered the previous concerns raised by the adjoining stakeholders.

Consequently, it just makes me wonder about the credibility and integrity of the Council planning approval process by way of providing notification periods and for allowing submissions, because it very clear in my opinion that is simply ignored. Which is a real concern for rate paying resident of Northern Beaches Council area.

Therefore, in summary I object to this application being approved.

Yours sincerely

Stuart Quirk  
59 Warriewood Rd, Warriewood.