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Subject: Online Submission

29/07/2020

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RE: DA2020/0744 - 635 Warringah Road FORESTVILLE NSW 2087

Re: Objection to DA2020/0745 and DA2020/0744

To the Assessing Officer,

We would like to object to DA applications DA2020/0745 and DA2020/0744 for the proposed building of a large 24 room boarding house utilising both 633 and 635 Warringah Road properties.

From here on in I will refer to both DA's across both 633 and 635 Warringah Road as the "development".

Our objections are outlined below:

1. Parking

The maximum number of residents able to reside in this new development is 52 however there are only 12 parking spaces for residents and 2 for management being supplied. This means that if each person residing at this property owns a car, there are potentially 38 cars without parking.

The closest street to park in is Emperor Place. There are 11 homes on Emperor Place and each has at least 2 cars, 22 cars at a minimum at any one time.

Emperor Place is currently over capacity in terms of parking availability.

Residents from Warringah Road homes currently also park in Emperor Place as it is easier for them to park in Emperor Place than in their own driveway and allows them to turn right on to Warringah Road which they cannot do from their driveways. This situation already causes Emperor Place residents an enormous amount of grief.

There are currently non-resident vehicles parking too close to residents driveways sometimes blocking up to half the driveway. There is already no space for residents relatives or friends to park when visiting or if a trades person is required in the street, they all struggle to find somewhere to park also.

The next closest street is Currie Road which residents and visitors have been forced to drive to and find a parking spot due to Emperor Place being full with non-resident vehicles parked.

This new development means that potentially, another 38 cars will be looking for a parking spot as close to 633-635 Warringah Road as possible and Emperor Place will be their first choice to

look.

The development is not suitable for the areas traffic and parking conditions.

2. Child Safety

8 out of the 11 homes in Emperor Place have children ranging from the ages of 7 months old to 18 years old with the majority between the ages of 2 and 10. The children often like to meet each other in the cul-de-sac to ride their bikes and scooters. Multiple parents accompany the children mostly to watch for incoming traffic and ensure the children are playing in a safe area.

As a tight-knit family friendly community, residents of Emperor Place have the knowledge to enter the street slowly due to the potential of children playing in and around the cul-de-sac. Residents exit their driveways slowly and manoeuvre around the cul-de-sac slowly with this knowledge also.

Unfortunately, non-residents drive in to our street at full speed to use it as a U-turn bay before speeding back out of our street to turn right on to Warringah Road, and also often block the entry/exit to Emperor Place by sitting in the middle of the road.

Many of the residents have witnessed this on multiple occasions first hand whilst either spending time in their front yards or when children have been playing in the street.

It is already a dangerous cul-de-sac and the new development would mean a rise in the unsafe driving activity which occurs in our cul-de-sac already.

As parents we have already had to limit the children's activity in the cul-de-sac due to the danger of non-resident vehicles.

3. Traffic Blocking Emperor Place entry/exit

Emperor Place residents already have great difficulty entering and exiting our street as Warringah Road traffic blocks our street during peak traffic times and when the lights down the road have turned red. More often than not, a resident is stuck here for up to 10 minutes.

The two small signs on Warringah Road stating "Do not queue across intersection" go completely unnoticed by drivers as they pay attention to the three lanes of traffic around them and the traffic lights up ahead.

In summary, if this development was to proceed there would be an increase of cars either attempting to park in our street or use our street as a U-turn bay, an increase in non-resident vehicles entering our street without the knowledge of the tight-knit family friendly community living and playing in our street, an increase in the danger to our children, and an increase in the waiting times and difficulty to enter and exit Emperor Place.

I strongly object to this development.

Regards

Lisa Vlatko

