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**Subject:** SUBMISSION REGARDING A PROPOSED DEVELOPMENT - DA2023/0669

## **SUBMISSION REGARDING A PROPOSED DEVELOPMENT**

**Application No. DA2023/0669**

**Address Lot 4 DP553816 16 Macpherson Street WARRIEWOOD**

**Description Demolition Work and the construction of 28 dwellings, infrastructure. Roadworks, tree removal, landscaping, community title subdivision and dedication of the creekline corridor to Council**

This submission is made by the Residents Committee of Warriewood Brook Retirement Village, a body elected by, and representing, the 220 residents of the village.

We do not object to the development in principle but register specific areas of concern relating to the construction and eventual completion of the development. These areas are:

Construction access – Brands Lane provides sole regular and emergency vehicular access to a large section of the residences in the village and to the adjoining Marcus Loane House (MLH). Access includes delivery, refuse collection, clinical waste, ambulance and mortuary vehicles; must be accessible 24/7 and must not be blocked at any time during construction.

Construction parking – limitations must be enforced for parking during construction so as not to impede access to the village or MLH.

Construction noise – strict limits on noise levels and construction hours are warranted to recognise the nature of the adjoining properties across Brands Lane – this retirement village and MLH - an age care home with 119 residents, many of whom are bedridden or suffering from dementia and similar complications.

Parking – noted there are no provisions for visitor parking on the completed project. The width of Brands Lane and its use for emergency and delivery access to the village and MLH demand that parking be prohibited in Brands Lane. Further, should parking be permitted it will become the 'permanent home' of boats, caravans and trailers as was Macpherson St prior to the councils current parking restrictions.

Tree removal – the trees in Brands Lane provide shade, privacy and wildlife habitat. Tree removal should be limited to preserve as much of this amenity as possible.

Roundabout Brands Lane – used to guide traffic along the lane, into the new development, the village and MLH. Whilst accepting the benefits of traffic direction at this junction, the design and location needs to take into account the unique entry and exit from MLH (on the right, not left, of the driveway). It is necessary for some large commercial vehicles to be able to drive over the roundabout on occasion.

Traffic flow Brands Lane – the narrow lane dictates that the traffic flow NE of the roundabout and the MLH entry should be one way in the SW direction.

Roundabout Macpherson St – the increased traffic flow with this development surely confirms the need for the construction of this previously proposed traffic guidance device.

Flooding – heavy rainfall regularly causes the flooding of Brands Lane, caused in part by the silting/blockage of the drains. Water also accumulates on the lane due to ineffective drainage. The run-off from this new development, being essentially hard surfaces, will increase water

flow to the drains. A thorough review of drainage from the development and Brands Lane is required  
We trust that our concerns will be fully considered in the approval process.

Yours faithfully

Bruce Francis  
Chairman, Warriewood Brook Residents Committee

John Porter  
Secretary, Warriewood Brook Residents Committee