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Sent: 12/02/2024 9:29:40 AM
To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

12/02/2024

MR Luke Hunter
- 55 Lorikeet GR
Warriewood NSW 2102

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

We are owner/occupiers in Lorikeet Grove Warriewood and write this submission to express our concerns and objections regarding the proposed development DA2021/2600 on Warriewood Road Warriewood of which we are a neighboring property. It is very disappointing that majority of the community concerns raised in previous submissions have been disregarded and have not been addressed in the current application. Our concerns and objections are listed below.

- Residential Traffic - It is proposed that resident access to the proposed development is via Bubalo Street and Lorikeet Grove. Lorikeet Grove and Bubalo Street are very narrow residential streets and are already significantly congested with the volume of over-development in the area. As a result of the council restrictions for single garage and shared driveways imposed on the Bubalo Street and Lorikeet Grove properties, this has resulted in residents having to park on the street. We have significant concerns about the additional traffic and further congestion this bulk development would impose on these streets. The density of this development and the number of dwellings should be limited to minimise vehicular traffic. The main resident access for this development should be via a new internal local road or private road from Warriewood Road to limit traffic and congestion on Lorikeet Grove and Bubalo Street. Residents are already forced to move their cars parked on the surrounding streets to allow access for garbage trucks to pick up bins as the congestion is too bad and the streets are too narrow.
- Building Height - The proposed three storey flat roof residential development does not minimise bulk and scale and is significantly higher than the adjacent Lorikeet Grove and Bubalo Street properties which raises concerns for loss of privacy and amenity for these existing property owners. The building height of the proposed development on the south-east elevation varies from RL15.72 to RL17.32 which is over 3 metres higher than the properties on Lorikeet Grove and Bubalo Street. Please consider reductions in building heights, additional setbacks, or privacy screening measures for any development in this location.
- Privacy - The proposed three storey flat roof residential development would significantly reduce the privacy and amenity of the neighboring Bubalo Street and Lorikeet Grove property backyards. The building height and specifically the second-floor apartments with the proposed southeast facing windows and balconies would result in significant loss of amenity for the Bubalo Street property owners. We note that there is a proposed second floor balcony on the south elevation between grids 6 to 9 and a proposed second floor balcony between grids D2 to D3 which would look directly into the backyards and the rear of the dwellings of the neighboring Bubalo Street and Lorikeet Grove properties resulting in complete loss of privacy

and amenity. The privacy analysis sections (A12.6) disregard the first-floor windows and nominate these as "frosted windows" however the elevation (A11.2), architectural images (A12.7), and door window schedule (A14) show these are sliding windows with balustrades indicating that they may be opened and therefore need to be considered in the privacy analysis.

- Shading - The proposed bulk development is more than 3m higher than the neighboring Bubalo and Lorikeet Grove properties and imposes significant shading to the adjoining Bubalo Street and Lorikeet Grove property backyards to the south-eastern side. This shading would result in significant loss of usable private open space and amenity for these property owners.
- Location of Bin Collection Room - The proposed location of the Bin Collection Room adjacent to the backyards of the existing Lorikeet Grove and Bubalo Street properties are a concern for vermin, odours and noise resulting in loss of amenity for these property owners.
- Construction Traffic - We have significant concerns regarding the safety risks and congestion that construction traffic would impose on Bubalo Street and Lorikeet Grove during construction of the proposed bulk development. Lorikeet Grove and Bubalo Street are very narrow residential streets and are already significantly congested with the volume of development in the area. This has been made worse as a result of the council restriction of single garages for the Bubalo Street and Lorikeet Grove properties resulting in residents having to park on the street. Construction traffic should be limited to Warriewood Road and restricted from using Bubalo Street and Lorikeet Grove for the safety of the community and the families that live in these streets. It should also be enforced by council that all construction activity and parking is contained within the site to minimise congestion from workers and trucks parking on the community streets. The Traffic and Parking Report incorrectly assumes street parking opportunities on Pheasant Place, Bubalo Street, and Lorikeet Grove which is incorrect due to congestion from current residents.

We strongly object to the approval of this bulk flat roof residential development which will cause over-development, loss of privacy and amenity to neighboring properties, and unnecessary traffic congestion in the area. We support development and additional housing in Warriewood in the form of Torrens title residential lots to preserve the character and amenity of the area.

Regards

Luke & Nicolette Hunter
55 Lorikeet Grove Warriewood