
Sent: 22/11/2017 2:27:20 PM

Subject: FW: ATTN: Rebecca England Development Assessment. Submission against proposed development N0460/17

From: Rebecca Shaw [mailto:becky_shaw_@hotmail.com]

Sent: Wednesday, 22 November 2017 2:15 PM

To: Council Mailbox

Cc: michael byrne

Subject: ATTN: Rebecca England Development Assessment. Submission against proposed development N0460/17

22nd November 2017

Hi There,

I am writing in strong opposition of the above listed development application (N0460/17, 23-27 Warriewood Rd) as I have many concerns with such a large development. I also have a number of questions.

We live at 52 Warriewood Rd with our young family and will be directly affected by this huge development.

First and foremost - Warriewood Rd is a residential street with houses of no more than 2 storeys. Such a development would not only be ugly, it would also be very unsympathetic to the area and change the family feel of the neighbourhood. There would be immense loss of amenity, overshadowing excess noise and lack of infrastructure.

There are also huge traffic problems on Warriewood Rd, especially with a single lane approaching the merge onto Pittwater rd. People can still park right along the left hand lane and this spot is always congested. How will they handle and extra 88 or so cars associated with the extra 44 dwellings in the immediate vicinity? And how can a 3 storey building even be considered when the policy is for 2 story in Warriewood?

83 basement parking spaces leaves no room for visitor parking and so I imagine street parking will become very difficult and affect homes right up Warriewood Rd.

When I look up J & G Knowles & Associates Pty Ltd - nowhere can you see any examples of their previous work or design or customer feedback. Its impossible to ascertain what the company is all about, which I find concerning.

I also can't seem to download any plans when I search for the planning and development assessment in Warriewood. I would like to know how far set back the 3 storey dwellings will be,

whether they are at street frontage, or in the valley which is set down. The outcome of this will have a huge impact on overshadowing, outlook, noise and also loss of our current valley view. This could potentially devalue our property which would be devastating to us, as we have put all our money into this house.

If you can please notify that this submission has been received and will be addressed in your report. Let me know if you need any further information from us.

Regards

Rebecca & Michael
52 Warriewood Rd, Warriewood
0414959912