
Sent: 30/05/2016 10:07:55 AM

Subject: Development Application Enquiry: N0027/16

Attachments: submission DA No N0027-16 .pdf; submission DA No N0027-16 .pdf;

In view of the recent amendment received on this application, I noticed that none of the points mentioned in my latest submission have been addressed so far (attached again now)

I bought a property on Ibis Place in May 15 with some land planning knowledge and therefore under the understanding that Lorikeet grove was not suitable as an access road, however all new developments at 53, 53B and 53C will seem to use Lorikeet grove as an access road instead of having a direct access to Warriewood Rd.

How will Lorikeet Grove be improved to meet the requirements of an access road?

If the road is upgraded to an access road, it can still only access 30 dwellings, and it is already providing access to 18 (7 in lorikeet Grove and 11 on Ibis Place)

thanks

Ana Thaler

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Pittwater Council
PO Box 82
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1 Park Street, Mona Vale.

To whom it may concern:

RE: DA No: N0027/16 53C Warriewood Rd, Warriewood NSW 2102

I am unable to find a traffic management plan for Lorikeet Grove showing any intended work to be done to bring it up to the required specifications for an 'access' road as per the definition in the Warriewood Valley Roads Masterplan October 2015 (i.e. minimum 7.5m carriageway to cater for traffic, parking & cyclists and provide access to a Maximum Number of Dwellings of 30)

Lorikeet Grove is a narrow road with a single footpath. It already provides access to 18 dwellings, 7 on Lorikeet Grove and 11 on Ibis place. The proposed development on 53C includes 13 dwellings, bringing the total number of dwellings to have access through Lorikeet to 31 already this is not including the proposals for 53 and 53B Warriewood Rd.

This narrow road won't be capable of supporting the amount of traffic coming from the new proposed development(s) on a normal day to day basis, let alone in case of an emergency.

Based on the fact that the area is predominantly young families with small kids, kids on bicycles will need to share the road with the new large amount of traffic.

Brands Lane is currently the only access to Warriewood Road for the Valley View Circuit and Ibis place residents. Brands lane is already a narrow road that is not capable of supporting the traffic coming from the proposed development(s)

It is my position that a new development on Warriewood Road cannot be approved without permanent access being set up directly through Warriewood Road.

Warriewood road is currently in need of an update between Brands Lane and Pittwater road, and this should be done in conjunction with any new development.

In relation to the actual built, the Warriewood Valley Strategic Review reduced building height to 2 stories on street frontage (allowing 3 storey at the rear of the lot behind the 2 storey street front). All of the proposed dwellings, including the ones on the street frontage, are 3 stories high. 3 stories high development are also out of character for the area.

I am also having trouble finding that ALL dwellings comply with the following:

- 80sqm of open space in each,
- maximum height of 10.5m and
- that the proposed development complies with the maximum density of 32 DPHa.

A Vanesa Thaler & Andrew Hemsall
5 Ibis Place
Warriewood NSW 2102

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