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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 18/11/2025 8:47:32 AM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

18/11/2025

MR DE FONSEKA SANATH  
- 53 Lorikeet GR  
Warriewood NSW 2102  
[REDACTED]

**RE: DA2025/1304 - 49 Warriewood Road WARRIEWOOD NSW 2102**

Brittany Harrison  
Assessment Officer  
Northern Beaches Council  
Development Application DA2025/1304

Dear Brittany,  
In relation to the above application, I wish to express several of my concerns listed below.

**1. Front Setback**

Proposed front setbacks for this development application is 4.5m which is inconsistent with the 6.5m front setback condition applied to the established dwellings along Lorikeet Grove. During the application process for the existing dwellings Council was firm in the application of 6.5m front setback, citing the need to maintain an asset protection zone, vegetation buffer, consistent streetscape and to allow for a second car space on the driveway of each dwelling. Reducing the front setback will encourage more street parking, causing traffic congestion and public safety issues. I have previously raised this issue for Council's consideration under the submissions for DA2021/2600. I request Council to apply 6.5m front setback requirements in consistent with existing dwellings in Lorikeet Grove.

**2. Public access to overland stormwater easement**

Proposed overland easement is a 3.5m corridor joining Warriewood Road and Lorikeet Grove with no pedestrian access permitted. The stamped plans under DA2021/2600 proposes to close the easement access with 1.8m fences at Warriewood Road and Lorikeet Grove ends. This detail is missing in the current application and public access to the overland easement needs to be restricted to maintain safety and security of the dwellings on either side of the easement. I request Council to impose this as a condition of this development application.

**3. Sandstone walls to front boundary**

The sandstone walls proposed to the front of the dwellings on Lorikeet Grove are inconsistent with the open frontage characteristic of the existing dwellings and the local controls that encourage free flowing front landscape design. I request the council to consider the removal of the sandstone walls and propose an alternative design that blends in with the front landscaping of existing dwellings.

I firmly believe that the council will carefully consider the above issues in the determination of this application and a favourable outcome for both existing and future residents of Lorikeet

Grove.

Yours sincerely,  
Sanath de Fonseka  
53 Lorikeet Grove Warriewood