
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 16/11/2025 10:24:15 AM
To: DA Submission Mailbox
Subject: Online Submission

16/11/2025

MR Luke Hunter
- 55 Lorikeet GR
Warriewood NSW 2102
[REDACTED]

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

Dear Assessment Officer,

I am writing in relation to Development Application DA2025/1304. I wish to express my general support for the development and acknowledge that new detached dwelling housing development within this subdivision can make a positive contribution to the community. However, I have concerns with specific elements of the design that I believe require amendment prior to approval to ensure the development is compatible with the existing character and planning controls of the area.

1. Setbacks

The Development Application proposes front setbacks of 4.5 metres for the new dwellings on Lorikeet Grove. This is inconsistent with the established 6.5-metre front setbacks that apply to the existing adjacent detached dwellings and neighboring properties on Lorikeet Grove that were included in the Conditions of Consent for the subdivision of 41 Warriewood Road and construction of detached dwellings on Bubalo Street and Lorikeet Grove.

In the Conditions of Consent for that subdivision which relate to 53-63 Lorikeet Grove, Council required a 6.5-metre front setback to create a consistent streetscape, provide adequate separation between dwellings and the street, and maintain a spacious, landscaped front setting that contributes to the character of the area.

Allowing a reduction of the precedent setbacks on Lorikeet Grove from 6.5 metres to 4.5 metres for this development would:

- Disrupt the existing uniform streetscape rhythm and visual alignment established on Lorikeet Grove.
- Reduce opportunities for front landscaping and tree planting, which are key elements of the subdivision's design intent, community, and local character.
- Create a more enclosed and congested street appearance, inconsistent with the open, green frontage that defines the existing community.
- Potentially affect sightlines and street safety, particularly for pedestrians and vehicles at driveway crossovers.

For these reasons, I respectfully request that Council request amendment to the development application to maintain a minimum 6.5-metre front setback to ensure consistency with existing

development controls, align with neighboring properties, and to preserve the character of the surrounding area.

2. Solid fencing to front boundary

The application proposes solid sandstone walls to enclose the private landscaped space in front of each dwelling on Lorikeet Grove. This element is non-compliant with local development controls and inconsistent with the open frontage characteristic of neighboring properties especially on Lorikeet Grove which maintain a visually open streetscape, foster neighbourly interaction, and promote a sense of community connectivity.

Allowing solid fencing and walls to property frontages on Lorikeet Grove in this context would:

- Give the development a private and gated appearance, contrary to the open character of the surrounding community.
- Visually fragment the streetscape and detract from the cohesive design language of the existing dwellings.
- Minimise opportunity for soft landscaping and native planting to soften the visual impact of the built form.
- Limit passive surveillance from dwellings to the street, reducing safety and social interaction.
- Be inconsistent with Council's local controls that encourage open front setbacks.

To ensure design consistency and integration with the existing community, I request that Council require removal or redesign of the solid sandstone walls to the property frontages on Lorikeet Grove, and encourage low, open, or soft landscaping-based front boundary treatments in accordance with the established local character.

Conclusion

In summary, while I support the intent of this development, the current proposal requires modification to align with the existing development pattern and community expectations. Retaining the established 6.5 metre front setbacks and open frontage character on Lorikeet Grove will ensure the new dwellings integrate appropriately with the existing neighbourhood and uphold the design principles that underpin the area's planning approvals.

Thank you for the opportunity to make this submission. I trust that Council will consider these matters carefully during assessment of the application.

Yours sincerely,
Luke Hunter
55 Lorikeet Grove Warriewood