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25/02/2025

MR PETAR DOBRICH
172 PACIFIC HWY
NORTH SYDNEY NSW 2060
[REDACTED]

RE: DA2024/1847 - 53 B Warriewood Road WARRIEWOOD NSW 2102

Sekisui House has lodged a DA for a development of the properties adjoining the Community Association SP270946 land . The proposal has adverse impacts upon the Association lands and Pheasant Place.

INITIAL ISSUES

1. There are NO Easement rights by some/all of the new properties to be able to drive over and park in Pheasant Place. Some of the new Lots face directly onto Pheasant Place. An existing fence between the properties will remain.
2. No parking by owners or visitors in new subdivision of vehicles or trucks in Pheasant Place is allowed.
3. "Road No 2" to be a cul-de-sac.
4. Council have noted: "The use of Pheasant Place for waste collection services by Council is integral to this proposal as it allows trucks to circulate through the proposed subdivision in both directions. The applicant is to approach the Pheasant Place Community Association with a view to having Council's legal requirements fulfilled to allow access by the waste collection vehicles".
7. There is an Onsite Detention Pit under Pheasant Place and concern is raised whether it can carry Council Waste Garbage Trucks weighing some 23 tonnes.
8. No stormwater from the development site to go onto Pheasant Place.
9. What measures will be put in place to limit dirt, dust and excessive vibration during construction. Will the Developer be erecting screens or spraying water?
Is additional street lighting planned for Pheasant place and if so can these be identified so existing residents can assess impact. These will need to be erected on non-community land.

P Dobrich
solicitor for Owners Corporation DP270946
SHORE LAWYERS PTY LTD