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08/07/2025

MR PETAR DOBRICH
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NORTH SYDNEY NSW 2060
[REDACTED]

RE: DA2025/0675 - 53 B Warriewood Road WARRIEWOOD NSW 2102

RE: DA 2025/0675

We act for the Community Association DP270947, which has initial concerns about this current DA in relation to:

1. The current DA proposal is limited to Lots 2 & 3 of DP1115877. The intermediate Lot 3 DP942319 (stormwater easement Lot), between the Community Association Private Road and 53A & 53B Warriewood Road, is excluded (but the Subdivision Plan and Civil Works plans all include Lot 3).
2. Council cannot give an approval as Lot 3 is excluded. That Land Owner has not joined into the DA application. Jurisdictional issue.
3. Misleading information - eg TRAFFIC REPORT -Point 5.3 - VISITOR PARKING 2nd paragraph says that "extra car parking spaces that will be available on nearby Pheasant Place". This is WRONG and MISLEADING as Pheasant Place is a PRIVATE ROAD. No rights exist for the applicant , or any other person , apart from Pheasant Place Community Lot Owners and their guests, to access or use or have vehicles parked on Pheasant Place. Only "7 on internal roads" are actually proposed on the proposed new subdivision in the DA. Also the "3" car parking spaces on Warriewood Road" will not be able to be accessed by the Lots in this proposed subdivision as the current "temporary access" through Pheasant Place to Warriewood Road will cease once Lorikeet is opened. This closure is to occur on the registration of the Plan of Subdivision of the overall site, as Council is well aware. There is no footway access between Warriewood Road and this discrete subdivision in the proposed DA. The supporting documents lodged are consequently very misleading when they baldly refer to "As identified in Section 5.2, based on the driveway locations proposed, there are expected to be approximately 10 on-street parking spaces with 7 on internal roads and 3 on Warriewood Road. This is satisfactory to cater for the 31 proposed residential dwellings in the previously submitted Integrated DA DA2024/1847. In addition there are extra car parking spaces that will be available nearby on Pheasant Place and Lorikeet Grove and as such, the quantum of on-street visitor parking is expected to be satisfactory to cater for the proposed dwellings." The applicant is already well aware that there is to be no parking in Pheasant Place, yet makes this misleading statement.
4. The Master Set and Subdivision Plans shows the proposed development extending into and including Lot 3 DP 942319, yet that Land is not included in the DA application. Lot 3 has proposed Stormwater pipes and works proposed, but not a part of the DA. Jurisdictional issue. This also relates to the Flood Impact information.
5. NO Access to lots 16, 17 & 18 exists through Pheasant Place which is a private road.

Applicant has not sought to seek these rights. The DA should be amended to provide car access to Lots 17 & 18 from the proposed new Roads withing the new proposed subdivision, and access by way of rights of way or battleax access. Lot 16 could also have its garage fronting Lorikeet.

6. In COMPLIANCE TABLE, many replies are to "see DA 2024/1079", which is for a larger development site , yet the current DA expressly excludes Lot 3 DP942319. Misleading and not specific to this DA information.

7. The Association as an affected and impacted property owner raises these serious concerns for Council to address.

Kind regards