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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
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**To:** DA Submission Mailbox  
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22/02/2022

MR Sanath de Fonseka  
53 Lorikeet GR  
WARRIEWOOD NSW 2102

**RE: DA2021/2600 - 49 Warriewood Road WARRIEWOOD NSW 2102**

As the owners of 53 Lorikeet Grove, we would like to raise our objection to the proposed development application (DA2021/2600).

It is frustrating to note that developer has made no efforts to address the concerns raised during the previous application and we have to go through the submission process once more.

**Traffic Impact of Bubalo Street and Lorikeet Grove**

During the previous application there were over 20 submissions, all objecting to the Lorikeet Grove access due to the traffic and safety impact of the residential roads of Lorikeet Grove and Bubalo Street. These objections were justified by the simple fact that the development site has wide frontage to Warriewood Road which is a collector road and much better alternative without impacting the narrow residential roads. However, the developer has once again ignored all these objections regarding the traffic and safety impacts.

We would also like to bring to your attention the "Previous considerations of access points" section (Page 42) of the Traffic Report submitted by TEF Consulting on behalf of the developer.

"Access to Warriewood Road only - discarded as contrary to general traffic engineering principle to avoid a concentrated point of traffic generation directly to the main road, whereas a rear lower level access road is planned and should be used. ...." "The above options were also mentioned at the pre-DA consultations and were not favoured by Council"

Does this mean that all the objections have already been ignored by the Council and has sided with the Developer regarding the access point determination?

**Encroachment of Visual Privacy**

Block D of the proposed development is in breach of the visual privacy entitlement of the residents of the western side of Bubalo Street and the Western end of Lorikeet Grove. Private open spaces of these backyards are directly visible from the second floor of the Block D. Reducing the height of Block D to two storeys will be a much better alternative for everyone, except for the developer's profit margin.

**5.5m front set back of the lots 1 to 7 fronting Lorikeet Grove**

As residents of the adjoining development where the council applied the strict rule of 6.5m front

setback, we question Council's standpoint regarding the proposed 5.5m setback for the 7 lots fronting Lorikeet Grove.

Small Lot sizes of the lots 1 - 7 fronting Lorikeet Grove

We are also concerned with the developer's intention with unusually small lot sizes of Lots 1 to 7. During the previous application, NB Council's Design Sustainability Advisory Panel raised this question "It is not clear why lots 1-7 need to be so small?" and the developer has evaded this question. We feel that these smaller lots coupled with 6.5m setback requirement will provide developer an excuse to go three storey houses along Lorikeet Grove.

We sincerely hope the Council will listen to the community concerns and objections and use common sense in assessing this application.

Kind regards

S & A De Fonseca  
53 Lorikeet Grove  
Warriewood