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**Sent:** 22/09/2021 10:32:56 PM  
**Subject:** Online Submission

22/09/2021

MS Krisztina Perlenyi  
99 Warriewood RD  
Warriewood NSW 2102  
feglesz@hotmail.com

**RE: DA2021/1478 - 53 A Warriewood Road WARRIEWOOD NSW 2102**

To whom it may concern,

I am writing Re the proposed new dwelling at 53A Warriewood Road. The proposed development is concerning and is a stressful proposal as the current plans will impede my family's privacy. For the 8+ years that we have lived here, we have enjoyed the quiet neighbourhood, the proposed plans suggest we will have three neighbours instead of just one direct neighbour, as originally promised by the developer of our property, a huge concern. Furthermore, the new dwelling creates a safety hazard due to the inadequate parking available, due to the removal of the current parking possibilities, without providing an alternative - Please see further details/concerns below.

- The street appeal will change significantly. Currently, there are two-level homes throughout Warriewood, the proposed corner house (New dwelling No2) is a three-level house on a small block, and so will overshadow all other properties in the neighbourhood and prove an eyesore.
- A large number of the other proposed lot sizes fall below the minimum dwelling density of 225sqm for the site, which will result in an overcrowded neighbourhood. This also highlights that the new development has substantially changed from the original proposal we were told at the time of our purchase.
- There will be no parking options on Warriewood Road, there are currently six parking spaces in front of 53A Warriewood Road, which will be lost, making parking a challenge, even more so by the increase of residents in the area. There is no parking possibility in front of 99 Warriewood Road, or in front of 101 Warriewood Road. If this development proceeds, I propose that instead of a landscaped area in front of 53A Warriewood Rd, the footpath be hard up to the property boundary and there be indented car spots to replace the current parking situation.
- The relatively quiet area will change due to a significant increase in noise pollution, this is also amplified at our property as there will be three times as many neighbours as originally proposed/promised. When we purchased our land and built our house in 2013, we checked the future plan proposal for the site and we were expecting only one neighbour. Looking at the current proposal makes us feel that we were cheated on and deceived at the time.
- Privacy will be lost as we built according to the future plans, we have normal bedroom windows facing the newly proposed properties, therefore losing privacy. Had there been transparency at the time we would have adjusted our build accordingly.
- If the proposed development proceeds, we request that the new houses also have elevated privacy windows upstairs in the bedroom, as to not impede the privacy of our home.

Please consider and respond to our concerns.

Regards,  
Krisztina Perlenyi  
Resident of 99 Warriewood Rd, Warriewood