

---

**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 6/03/2024 12:56:17 PM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

06/03/2024

MR Philip Self  
19 / 19 - 19 Sydney RD  
Warriewood NSW 2102  
[REDACTED]

**RE: DA2024/0007 - 21 Sydney Road WARRIEWOOD NSW 2102**

As per phone conversation. We have concerns regarding the secondary dwelling at rear of property.

We believe that the secondary dwelling will impact the amenity of our property 19 Sydney Rd.

My concerns regarding the secondary dwelling are:

- The structure is too tall and non compliant.
- The structure will overlook our yard and be a visual eyesore.
- The structure will Block winter sun in our yard.
- The structure will mean that there is additional noise introduced to the area that our bedroom windows face.
- The structure will block NE breezes during summer / Autumn.
- The additional dwelling has potential to increase vehicle traffic on an already congested street.

The structure exceeds the land usage Hard /soft ratio.