

---

**Sent:** 27/11/2017 6:49:02 PM

**Subject:** Fw: ATTN: Rebecca England Development Assessment. Submission against proposed development N0460/17

Hi Rebecca,

After being able to finally access the plans and have a proper look I would like to add more to my case against this development.

It is now clear to me upon assessing the plans that the proposed height of the buildings at the front of the block will exceed the maximum height allowed in Warriewood. This is 8.5 metres (already much too high!!) and they have submitted for 8.7 and 9.2 metres. This will be very dominating and especially given they have cut the set back to 6m, when it is supposed to be 6.5m. How can these breaches even be considered? The set backs are to provide privacy and to assist in cut back of noise. The rules are there for a reason. Overshadowing on our property will also be awful. We'll lose the afternoon sun to our deck and any outlook we had will be gone.

The block of units at the back is also supposed to be no higher than 10.5 m and they are asking for 12.15!! There are no other 3 story properties in this area and very out of character. Its a big concern what an eye sore this will be. For what was once a view over the valley. We are not opposed to development but these proposals are a clear breach of current policy and restrictions.

Please let us know you have received our complaint and will take this matter very seriously as everything we have has gone into our house and the affect will be devastating.

regards

Rebecca & Michael  
52 Warriewood Rd / 0414959912

---

**From:** Rebecca Shaw

**Sent:** Wednesday, 22 November 2017 2:15 PM

**To:** council@northernbeaches.nsw.gov.au

**Cc:** michael byrne

**Subject:** ATTN: Rebecca England Development Assessment. Submission against proposed development N0460/17

22nd November 2017

Hi There,

I am writing in strong opposition of the above listed development application (N0460/17, 23-27 Warriewood Rd) as I have many concerns with such a large development. I also have a number of questions.

We live at 52 Warriewood Rd with our young family and will be directly affected by this huge development.

First and foremost - Warriewood Rd is a residential street with houses of no more than 2 storeys. Such a development would not only be ugly, it would also be very unsympathetic to the area and change the family feel of the neighbourhood. There would be immense loss of amenity, overshadowing excess noise and lack of infrastructure.

There are also huge traffic problems on Warriewood Rd, especially with a single lane approaching the merge onto Pittwater rd. People can still park right along the left hand lane and this spot is always congested. How will they handle an extra 88 or so cars associated with the extra 44 dwellings in the immediate vicinity? And how can a 3 storey building even be considered when the policy is for 2 story in Warriewood?

83 basement parking spaces leaves no room for visitor parking and so I imagine street parking will become very difficult and affect homes right up Warriewood Rd.

When I look up J & G Knowles & Associates Pty Ltd - nowhere can you see any examples of their previous work or design or customer feedback. Its impossible to ascertain what the company is all about, which I find concerning.

I also can't seem to download any plans when I search for the planning and development assessment in Warriewood. I would like to know how far set back the 3 storey dwellings will be, whether they are at street frontage, or in the valley which is set down. The outcome of this will have a huge impact on overshadowing, outlook, noise and also loss of our current valley view. This could potentially devalue our property which would be devastating to us, as we have put all our money into this house.

If you can please notify that this submission has been received and will be addressed in your report. Let me know if you need any further information from us.

Regards

Rebecca & Michael

52 Warriewood Rd, Warriewood

0414959912