
Sent: 13/11/2020 6:02:41 PM
Subject: Submission DA2020/0431
Attachments: DA 2020 0431 Submission.docx;

To Miho Kawasaki for the Attention of Thomas Prosser

Hi Miho

I spoke to you before 4pm on Friday Nov. 13 about my inability to insert some relevant pictures into a submission I had prepared on the Council website for DA2020/0431

You also could not find a way to insert these photos so you suggested I send an email with them included. I said this could not be completed before the official close-off time of the submissions & requested some extra time to re-do the whole thing.

You mentioned this would be suitable & I requested that you pass on this information to Mr Prosser on Monday morning. Hopefully this will happen

Thankyou for being so helpful & hopefully my efforts will be rewarded

Sincerely

Maureen wannell

SUBMISSION DA2020/0431

MRS. MAUREEN WANNELL
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Attention: Thomas Prosser

I have made a previous submission regarding this DA but having read the Assessment Report that was uploaded to the Council website on Nov. 10, I am deeply disturbed at some of the new developments.

I am Chairperson of the adjacent property, Strata Plan 66939, located at 1125-1127 Pittwater Rd Collaroy

On Page 12 of the Report .Waste Management and Waste Collection

Comment Council's Waste & traffic officers have provided Suitable conditions to ensure waste management and collection is appropriate for the development

Then on Page 19 - The outstanding issue to address by the applicant is the service vehicle access & deliveries to the property, WHICH CAN BE MANAGED THROUGH A POTENTIAL RIGHT OF WAY ACROSS AN ADJOINING PROPERTY (1125 PITTWATER RD) to allow service vehicle access only.

Despite assurances that the site will only be serviced by vehicles that can use the existing right of way, concerns based on the commercial reality of the logistics services require Council to be satisfied that the development will not adversely impact the existing amenity of the area.

As such THE DEVELOPMENT IS CURRENTLY NOT SUPPORTED UNTIL THIS OUTSTANDING ISSUE HAS BEEN ADDRESSED TO THE SATISFACTION OF THE TRANSPORT TEAM

My comment to the above is there is no existing right of way. Our property has a driveway from Collaroy St that passes behind 2 properties to the south of us, one of which uses it for access & our property that uses it for access to our internal communal garage. The driveway finishes at our boundary where we have two visitor parking spaces & finishes at our boundary fence. The 2 parking spaces were a requirement of our DA & are in constant use for the amenity of our 12 apartments & 3 commercial premises



Secondly: Most of the driveway is only one car width & does not allow for vehicles to pass. One vehicle must always back up to allow for forward passage of the other. There is no availability to turn around except when inside our secure garage area. This would render it useless for any sort of service vehicle which would have to reverse backwards to Collaroy St.



Thirdly: There is no right of way. It has never ever been used. The adjacent property is at least a metre lower at the end of our drive way.



So my closing point is that this developer has greatly overstepped the boundaries in a great many of the Council Requirements. The DA has received multiple complaints by the residents of the property to the west, 2 Collaroy St. There has been total abuse of the existing ROW there, as access to a development of this magnitude was never intended. It will cause incredible inconvenience to those existing residents.

Also the loss of view to some property owners in that building & ours has been devastating. The report records these losses as minor to moderate when the height poles, when infilled with block-out, suggests almost total loss of view in several instances. These are expensive properties that people have invested their life savings into.

The "Manager's Residence" which is the crux of that matter is completely out of character & unnecessary. It is a multi-million dollar property with internal lift & uninterrupted views from Long Reef to the Central Coast. It is totally unnecessary for the purpose identified & if removed would resolve some of the contentious issues surrounding this DA. The manager could be easily accommodated on one of the lower levels in a larger room.

The Council is here to serve the community it represents. We just request that this Application be viewed from the existing residents perspective, not the developer. More than 100 residents in just two surrounding properties will be the losers if this proceeds. We will be left with the consequences while the developer moves on to another project. Please say NO to this DA proceeding

Sincerely

Maureen Wannell