
From: Jeromy Young
Sent: 25/10/2022 7:38:04 AM
To: Council Northernbeaches Mailbox
Subject: Submission on Mod2022/0471

Dear Council,

Jeromy and Claire Young

We are the owners of 62 Alexandra Cres, Bayview 2104, an adjacent property to 1955 Pittwater Rd, Bayview, the subject of an application Mod2022/0471 a modification to DA2019/0154.

We have been travelling and submit this on the morning of 25 October, we request that this be accepted prior to the assessment of the application.

We appreciate the opportunity to comment.

1. The proposed development is very different to the one posted at the front of the property and original development application. The differences that we can see from the online application is height and structure built to the edge of the property. We were surprised to see the differences, the height of the current application is significantly taller than the rendition at the front of the property. We would like to object to the height of the new development as it impacts our property in the following ways.

a) The height is approximately 4m above the lowest point of our yard and will effect shadows/sunlight in a negative way, reduce privacy, especially the windows at the rear, side and the Terrace garden planned for the right hand west side of the property adjacent to our north east corner. The new proposal will have direct views into our back yard, pool and kitchen dining area as well as all living levels. We are concerned at this intrusion.

b) The increased height obscures views of the water and marina, a major reason we purchased the property was for these views and why the properties in this area and location have a premium price.

c) The planned number and height of trees exceeds what was and is on the current property and when fully grown will eliminate sunlight and views further from the yard and pool areas for the entire morning period to our property.

d) The slope of our land is significant and means that the property, due to the height will be visible from all floors directly into the apartments and vice versa, with the tenants able to see into our property directly from there terrace, side and back windows.

2. The scale of the development and its width and height places it as the largest structure in the vicinity and we are concerned this will set a precedent for more developments like this, which turns a residential area into an apartment building area.

3. The size of the structure and small remaining open footprint of grass and tree area, means the 29 proposed trees are all placed at the rear and south top side of the property in a dense array. These trees have no impact on 1955 as they have been placed away from views to the front of the property. The trees will only effect the properties to the rear and elevated properties above and around us. We would hope an assessment of the height of the trees and the where they are placed to minimise impact on rear properties views and sunlight would be appreciated. i.e. the 20+ meter height trees be placed where the previous tall trees were located, at the front

of 1955 Pittwater with smaller trees planted at the rear. This would reduce the impact on rear properties and maintain the goal of having trees in the landscape.

4. We are concerned at the time that has passed that the site has been undeveloped and the increased size of the proposal and complexity of the number of apartments and floors means construction will not be fast or any where near the original proposed timelines. We not a normal house dwelling would not have the complexity size or time to build issues, considering the delays to date.

5. The storage level doesn't seem to be a car park and storage from the latest 3D architectural renders.

6. We would like to understand how the developer proposes to deal with privacy, if tall fences are erected this will effect sunlight and views further to the current proposal.

We hope council can consider the impacts we highlight and work to find practical solutions that impact the surrounding properties less than the current plan.

Kind regards

Jeromy and Claire Young

62 Alexandra Cres, Bayview 2104.

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