
From: Julie Leighton [REDACTED]
Sent: 31/05/2024 3:52:20 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: FW: OBJECTION LETTER
Attachments: Leighton - Objections letter.pdf;

To whom it may concern

Please find attached the objection letter for the application no. DA2023/1395. Photos attached

Julie Leighton



Julie Leighton
Unit 35
1000-1008 Pittwater Road
COLLARROY NSW 2097

Email: [REDACTED]

Mobile: [REDACTED]

31 May 2024

Northern Beaches Council

By email: council@northernbeaches.nsw.gov.au

Attention: Development Assessment

Dear Sir / Madam,

RE: APPLICATION NO. DA2023/1395

Address: Lot 2 DP314645 and Lot 3 Sec 1 and Lot 4 Sec 1 DP56777

1110, 1012 & 1014 Pittwater Road, Collaroy

Description: Demolition works and construction of Shop Top housing

I am the owner of, and reside at, Unit 35, 1000-1008 Pittwater Road, Collaroy (Collaroy Reef Apartments), being on the top level of the building facing north and west.

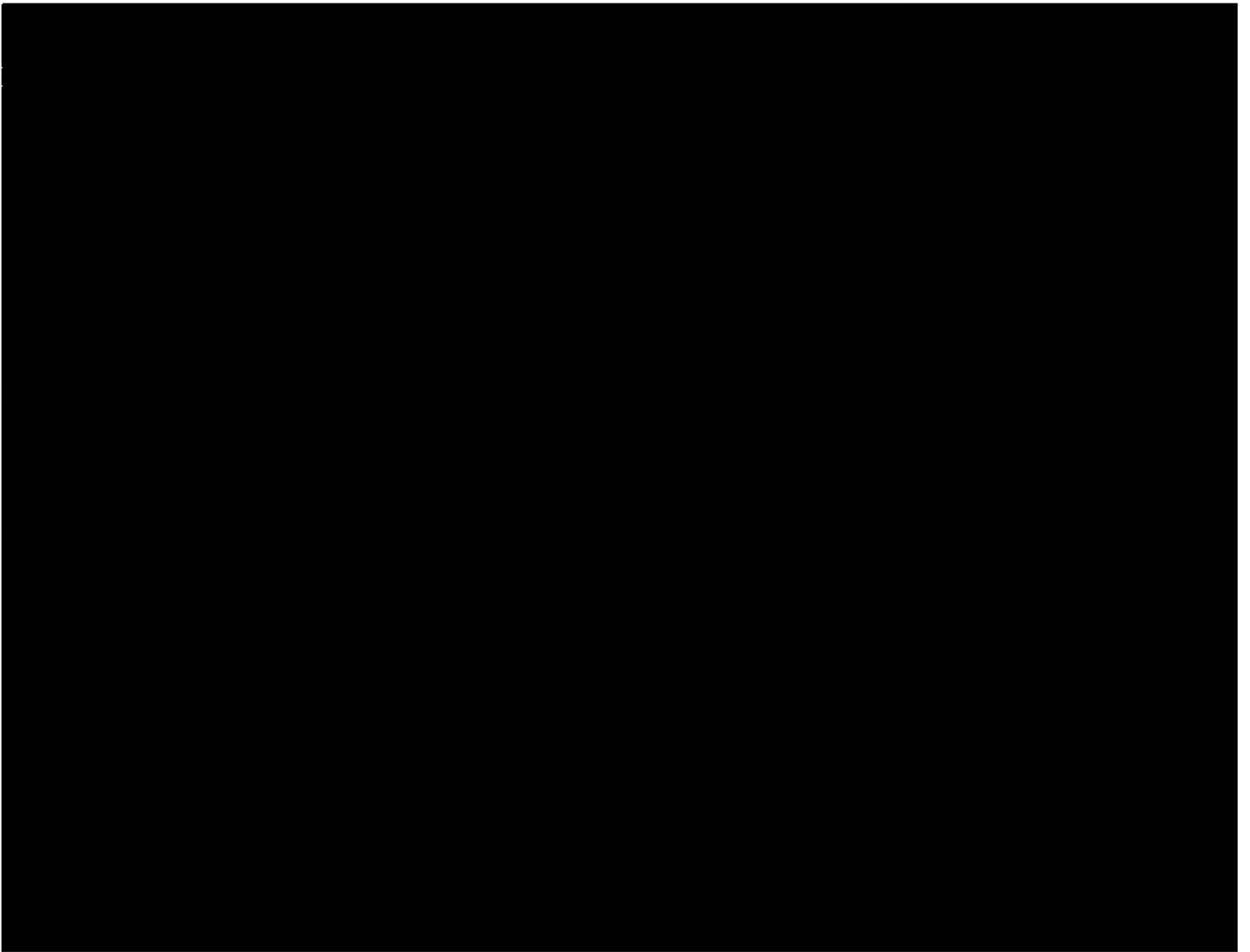
I wish to submit my further objections to the above proposed development (DA2023/1395) based on the following:

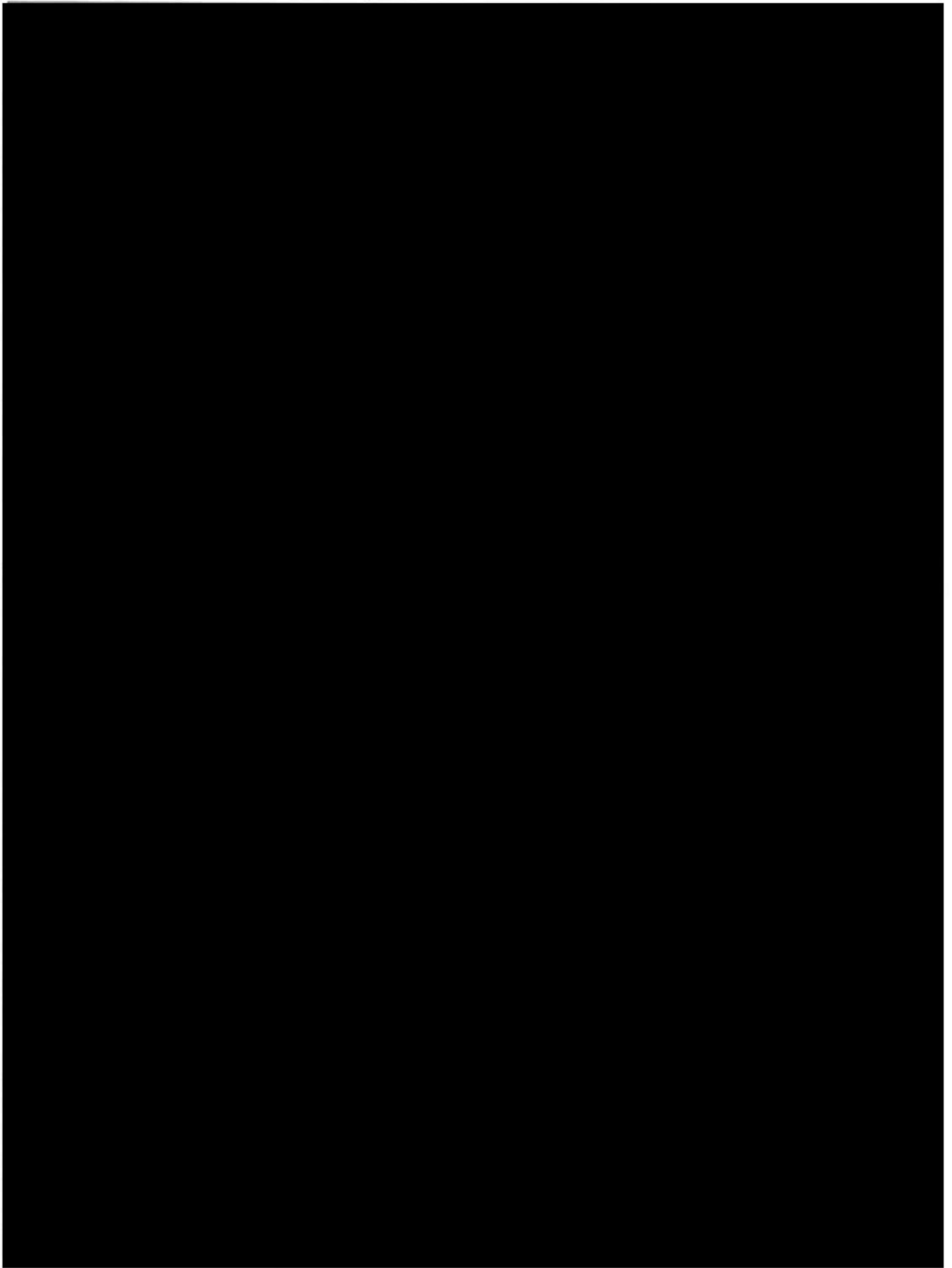
- zero building setback on the southern boundary of the building abutting the Collaroy Reef Apartments would severely impact airflow into the living area and habitable areas of my unit
- inadequate setback from the boundary would result in the building being significantly dominating and imposing upon my unit
- the 4m high wall would severely block all sunlight and natural light into my living area, bedroom and office space
- setback is required to provide sunlight and natural light into the living areas of my unit
- the building would result in loss of enjoyable amenity of my home and outside living space
- adversely impacts upon the private open space of my unit
- overshadowing and lack of sunlight and natural light could have a detrimental impact on my wellbeing
- the height and length of the wall (45.72m in length) at the southern boundary of the building is intrusive, unsightly and constitutes a significant visual impact upon my unit
- proximity of the building may result in noise reflection into my unit
- excavation and construction activities are close to a large Cook pine that could result in damage to or destruction of the tree
- physically the development will block off the natural surrounding environment
- detrimental to the overall streetscape and charm of the area
- the design deviates from the character of the neighbourhood and markedly differs from adjacent buildings.

I have attached photos showing the current areas that would be vastly impacted in relation to sunlight, natural light, airflow – resulting in looking into a blank wall.

In view of my very relevant concerns and opposition to the building, I strongly request the council to not approve this development.

Julie Leighton













Taken 11-06 on 2/15/24

