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03/05/2020

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**RE: DA2020/0389 - 17 Anzac Avenue COLLAROY NSW 2097**

My wife and I own the property at Unit 29, 1000-1008 Pittwater Rd, Collaroy. This property is directly north of the proposed development and, as the south-west corner property of the Reef Apartments will be directly affected by the proposed development.

Unit 29 is our retirement home which we purchased only late last year.

We wish to object to the proposed development in the strongest way possible based on the following matters:

1. Height - whilst the proposed height may comply with the local plan, it is out of character with the existing location and property. When we bought our property it was reasonable for us to assume that the damaged existing property would be replaced with one of similar height. The proposed development will block our view from the southern side of our property and significantly devalue our property
2. Outlook - the design of the exterior of the northern side of the property is extremely cheap and utilitarian, lacks creativity and demonstrates a desire to build cheap instead of appealing to the aesthetic of the area. It is also environmentally unfriendly, using high CO2 emittance materials. As a result, we will look directly at a plain concrete/Hebel wall. This wall will also reflect light and heat Directly towards our property given its northern aspect and will therefore have a negative impact on our living environment.
3. Solar Panels - whilst not against the desire and intent of the panels, the intent is to lean these panels north to maximize solar radiation capture. As a result, and given that the building height proposed means the panels are at a similar height to our property, at certain times of day it is inevitable that the panels will directly reflect visible and solar radiation at our property. This will make it unbearable for us to be outside due to the bright reflected light and above normal heat created.
4. Noise - the design has a number of features which will lead to an increase in noise directly and immediately at our property:
  - a. The entire building access is on the northern side of the property. This has been done to preserve the outlook and amenity of the development whilst impact the surrounding residences. Access should be from the south (the street) and internal, as per typical design approaches. As neighbors we should not suffer for the benefit of the developer and owners.
  - b. The northern access means we will be subject to noise at all hours of day and night
  - c. The lift shaft is on the northern boundary and in particular the lift motor room rises above the external north wall and will direct noise towards our property particularly given the lift motor room vents north
  - d. The design of the northern boundary shows an external wall below the height of and not fully concealing the residential access and stairs. Noise will arise at all hours from this area, and the design will cause the noise to echo between the boundary wall and the building, up and over the boundary wall and directly at our property. This will also be greatly exacerbated by the use of hard surface materials upon which the noise will echo, reverberate and expand in volume and then travel directly towards our property.

5. Amenity - the LEP requires that any development of this site "... minimise(s) conflict between land uses in the zone and adjoining zones and ensure(s) the amenity of any adjoining or nearby residential land uses ...". The proposed development, based on at least the above matters, doesn't comply with this objective of the LEP

Based on the above issues, we implore Council to please reject this development as currently proposed and require that a redesign be undertaken that is at no more greater height than the existing property and that is much more reflective of the amenity of the local environment and the objectives of the LEP. We are not against redeveloping this site, we just want to see it occupy the same space and height of the existing building and to be designed to meet the LEP objectives and better enhance the local area.

Thank you for this opportunity to submit.

James and Cheryle Phillis