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Subject: Online Submission

06/06/2020

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RE: DA2020/0431 - 1129 Pittwater Road COLLARROY NSW 2097

Attn: Alex Keller
Re: DA 2020/0431

My husband & I have huge reservations about the development that is proposed for 1129 Pittwater Rd, Collaroy. There appears to be little consideration for the amenities currently enjoyed by the surrounding neighbours & a basic disregard for a number of rules that govern such a development.

We have lives in apartment 12/1125-1127 Pittwater Rd, Collaroy almost 17 years & are the owners of that property. One of our major concerns is for the proximity & height of the proposed building. The fact that the care-taker's level will look directly onto our front & side balconies as well as those of Unit 11. The whole northern face of our building is totally exposed to over-viewing & the proposed development does not comply with the regulation distance for a 4 storey property under SEP 65 ADG

The caretakers residence will occupy exclusively the whole of level 4 which exceeds the maximum allowable height of 11 metres by an extra 2.2 metres. It is a very expansive three bedroom residence with an internal lift, large living area & fully landscaped surrounds. It will have uninterrupted, sweeping views from Long Reef to the Central Coast & if sold as a stand alone it would attract somewhere in the vicinity of three million dollars. This represents 60% of the total \$4,995,000 projected cost of the WHOLE DEVELOPMENT. Hardly a caretakers residence!

This suggests a hidden agenda as to the ultimate occupancy of the dwelling & any rules made over visitors & noise needs to be carried over if the title changes. Also it has only been allocated one parking spot which is highly inadequate.

The landscaping level 4 shows large trees of 5-6 metres that require a root ball anchor system to contain them in high wind. These trees, together with the bulky residence, complete an almost total side-to-side visual barrier on the rooftop for any properties to the south & west, totally eliminating all existing ocean views for many neighbours. On these grounds as well level 4 does not comply with existing regulations.

Moving down to the boarding house there are 3 rooms under the minimum required size for single occupancy being 12sq.m also in contravention of planning rules. Perhaps one of these smaller rooms could be integrated with a larger adjoining room to provide a more suitable residence for the caretaker. He would then be more available to monitor the behaviour of the boarding house residents rather than being isolated a floor above.

The demolition is also a major problem for our building. The roof area of both buildings to be

demolished is largely comprised of asbestos. There is no reference in the DA as to how these will be safely remove. With 7 properties in our building sharing the north/south boundary it would be a priority that we are given ample notice when this is to happen as most would possibly prefer to evacuate considering 3 apartments have resident children. Financial compensation for such should be included.

The excavation also poses high risk. There will be major soil removal right on & under our boundary to excavate for the underground carpark. It should be necessary that a determination be made on the degree of risk of any damage that could occur & adequate insurance cover be compulsory to cover any possible disaster. Also as our foundations could be compromised we request that a dilapidation report be carried out pre & post construction, particularly on, but not contained to, the 7 properties that sit on the boundary .

In closing - Collaroy is currently a quiet, family orientated suburb & not really a suitable place for a boarding house. Most problems we currently encounter involve the nearby backpacker hostel- the police are frequently there. This place houses short term itinerant guests, the type of people that would be clientele for the proposed boarding house. The close proximity of the Collaroy Hotel & the Beach Club across the road & Liquorland immediately next door is a recipe for disaster.

We are not anti-development as we realise the site is too valuable to remain as it is forever, but a better designed building with a mix of ground floor commercial & residential apartments that adhere to the 3 storey limit would be a much more suitable use of this valuable asset & more in tune with the surrounding area.

Regards

Maureen & Ross Wannell
12/1125-1127 Pittwater Rd, Collaroy