
From: Jörn Sanda
Sent: 1/12/2023 1:59:37 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: RE: Development Application DA2023/1395 at 1010-1014 Pittwater Road, Collaroy

To the Northern Beaches Council,

Formal Objections to Development Application DA2023/1395 at 1010-1014 Pittwater Road, Collaroy

I own 6/26 Ocean Grove, Collaroy, and am delighted that Council is considering the development and enhancement of the immediate neighbourhood. It is such a spectacular corner of the Northern Beaches and any attempt to further improve it and make it more accessible to others should be supported.

However, as long as the development meets the high standards Council and other regulations have determined appropriate for this immediate neighbourhood. My concerns, which I'm sure Council shares, are the following:

Incompatibility with Surrounding Area: The proposed structure's height and design deviate from the character of the neighbourhood and markedly differ from adjacent buildings. This incongruity disrupts the architectural cohesion of the area.

Excessive Height: The proposed construction height of 13.93 meters and four storeys surpasses the specified 11-meter, three-storey limit. This deviation not only results in a significant impact on the view from my residence but also hampers solar access, adversely affecting the utility of my balcony.

Inadequate Setbacks: The proposed development lacks the necessary setbacks from 26 Ocean Grove, ideally requiring a minimum of 3 meters. This absence will lead to increased shadowing, further diminishing solar access to my balcony, and visually dominating the space.

Geotechnical Risks: The Geo-Tech report categorizes the risk to property as 'Very High,' with levels of risk to life and property deemed 'Unacceptable' per AGS Guidelines. Despite proposed mitigation measures, the residual risk to my property remains unacceptably high.

Environmental Impact on Flora: Excavation and construction activities are alarmingly close to a large pine tree. This proximity poses a significant threat to the tree's stability, potentially endangering my property should the tree destabilize and collapse. Also, the likely death of the tree would result in a significant loss of birdlife and the microecology of the block.

Noise Concerns: The proximity of the new building may result in noise reflection into my apartment. The application inadequately addresses or mitigates these potential acoustic impacts, resulting in us having to listen to the bodily functions that will escape from the planned bathrooms.

In consideration of these concerns, I strongly urge the council to refrain from approving this development application as it stands. The current proposal poses significant implications for residential amenities, environmental integrity, and the overall aesthetic character of our community.

I look forward to supporting a redevelopment that takes the valid concerns, such as the above, of the community into account.

Yours sincerely,
Jörn Sanda

