
From: [REDACTED]
Sent: 4/12/2022 2:52:56 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Submission re DA2021/1153 1162 Pittwater Rd Collaroy

Attn David Auster

Dear David

I wish to lodge an objection to the proposed development at 1162 Pittwater Rd on the grounds that it will severely impact the views of neighbouring properties. My apartment is at 9/1150 Pittwater Rd and I am one of the owners who formed SWNA Pty Ltd and built the protective seawall between Stuart and Wetherill Sts.

The construction of this wall created new usable land within the beachfront boundary of the 10 properties in this section of the coast. This "new" land has resulted in a more eastward building line and will allow development seaward of the existing buildings. Unless this is carefully controlled the long held views enjoyed by owners will be severely and unfairly impacted. All of the homes were built under the more restrictive regulations applying prior to the wall construction and took advantage of the outstanding views of Long Reef, Collaroy and Narrabeen beaches and foreshore.

The proposed 1162 dwelling is well seaward of previous building lines and, if allowed, will set a dangerous precedent for other future development along the coast. Many neighbours will have to rebuild further eastward at great cost or accept the loss of amenity and property value.

I believe it is unfair for individual owners to take such extreme advantage of the new building lines at the expense of neighbours who fought with them in the long and complex process to get the seawall built. This was done in the spirit of cooperation and in the interests of all and future development should follow this theme.

No one is objecting to a new home being built however it should be designed to minimise the impact on neighbours by not allowing tall development at the eastern building line.

Since I am a member of SWNA and we have yet to finalise our project I request that my name be withheld from any except council officers.

Yours Sincerely

[REDACTED]
4/12/22

Sent from my iPad