
From: Lyn Hall
Sent: 1/05/2023 4:21:00 PM
To: Council Northernbeaches Mailbox
Cc: Council Northernbeaches Mailbox
Subject: Submission - DA 2023/0225
Attachments: northern beaches DA2023 0225.docx;

Attention JORDEN HOWARD.

Please see the attached submission re the proposed development at 891 Pittwater Road Collaroy.

I have completed the on line submission however it did not provide me with the ability to attach a document which contains the detailed submission.

With regards

Lyn Hall

889 Pittwater Road

Collaroy. 2097

Sent from [Mail](#) for Windows

The Planning and Development Department
Northern Beaches Council.
725 Pittwater Road,
Dee Why 2099.

L. Hall
889 Pittwater Road
Collaroy. 2097.

Date: 30 May 2023.

REF: DA2023/0225-891 Pittwater Road, Collaroy. 2097.

I refer to the above Development Application and hereby offer this **Submission of Objection** in respect to this application.

I am the current owner and resident of the south side adjoining property lot, at 889 Pittwater Road, Collaroy. 2097. This submission is to register my objection to the proposed development plan, in its current format, and I am prepared to provide a more detailed submission with references to provisions of planning instruments.

It is noted that the proposed development is non-compliant to relevant planning controls, in the DCP and LEP, with respect to the maximum building and wall height. As such, my primary objection as a neighbouring property, is to both the height and bulk off this development.

A. STRUCTURE HEIGHT.



The proposed new 3 level building is proposed after the demolition of the **current 2 level** dwelling, which in its current state, is higher than both 887 and 889 which are residential buildings **with 3 levels in their current form** and comply with the relevant building code height requirements.

The proposed development plan seeks to increase the height of the dwelling even further to a height of 9.19m exceeding the 8.5m height limit. This is a variation from the LEP height control of 690mm extending for approximately 45% for the length of the roof.

By the inclusion of the third storey this increases the wall heights to Control 7.2m, provided 8.3m. which is in excess of the control height of 7.2 metres which is 1.1 metres higher and considered to be unreasonable.

It is noted that this proposed construction exceeds the neighbouring buildings by approx. 2m (2091mm and 1971mm) which will also have the effect of blocking further solar access.



It is noted that the proposed design will have the southern walls running fully parallel to the boundary to a width of 1.45m. By the extension of the side wall parallel to the boundary with side walls of 8.5 metre height all-natural solar access, for a period of 24 hours, will be removed for the entire length of the northern side of 889 removing natural light to the window on this side.

It is noted that the Northern Beaches Council states on its website:

Our aim is to work with the community to conserve, protect and enhance the Northern Beaches natural and built environment and to improve the quality of life for our community now and in the future through the application of appropriate building and development controls.

The design of the dwelling with;

- a) Balconies across the entire front façade of level 2
- b) The increased wall heights along the southern side
- c) The extension of the southern wall parallel to the southern boundary of 889 Pittwater Road
- d) The removal of the set back of the building proposed
- e) The location of the rainwater tank (which will block natural light into the window of the premises of 889). It is noted that the height of the proposed rainwater tank is in excess of 2400 at located on the boundary line. Ref: The NSW State Environment Planning Policy (Exempt and Complying Development Codes) 2008 references the placement of Rainwater Tanks

Will:

- a) remove 100% natural solar light from the length of the northern side of 889 and the eastern facing living and bedrooms of the same property.

- b) Remove 100% of natural solar light from the bathroom and toilet of the property of 889, by shadowing of the excessive height and roof overhang design, depleting solar access through the skylights.
- c) Require internal artificial lighting, to be used in the living and bathroom areas, during the daylight hours.

Solar access for the living and office areas of a dwelling is a key consideration in achieving a highly sustainable and effective passive solar design and directly impacts the health and psychological well-being of those inhabiting a dwelling.

The design and construction of the proposed dwelling of 891 Pittwater Road, Collaroy is in direct contravention of Northern Beaches Council's published Solar, Energy and Sustainability Strategy.

C. PRIVACY:

The increase in height and bulk as well as the design, will result in significant impact on the privacy of my property, both externally and internally.

The design of the structure ignores the significant impact on privacy, both from a visual and acoustic perspective and is in contravention of the Privacy Objectives and Requirements of the DCP.

1. The position of the window on southern side lower level, will look directly into the main living area of 889 Pittwater Road, Collaroy.
2. With the increased and non-conforming height of the proposed structure, the windows and the balcony, on the southern side, 3rd level will look directly down into the skylights of the main bathroom and separate toilet areas of my resident, removing **all** privacy. The plans indicate these are full sized windows and not Clerestory windows which would provide privacy for both residences.
3. The 2 front balconies will look down directly into the front living area of my property.
4. With 2 balconies at the front of the proposed construction and windows across the side and rear, this design is proposing to provide maximum oversight to both front and rear gardens of both 889 Pittwater Road Collaroy and 893 Pittwater Road, Collaroy, therefore **removing all aspects of privacy** in both of these properties, whilst seeming to gain maximum advantage to 891 Pittwater Road, at the detriment of the lifestyle of others.

There has been no consultation or provision of validation of these drawings on the impact of surrounding properties, on which neighbouring residents can truly and fairly assess this proposal.

I note in renovations of other properties along Pittwater Road, Height Poles where required to provide a true and concise impact on neighbouring properties and those at the rear. This has not occurred in this instance.

It is unclear at the moment as to the impact or effect on views either from my property, nor those to the other side or behind, from the increase height and breadth of this development.

Additionally, it is unclear as to the impact of drainage with the increased size and design of this dwelling. Currently, water cascades from 891 Pittwater Road, Collaroy, property down the side of 889 Pittwater Road, Collaroy due to the slope of the property with inadequate drainage to divert. This has resulted in significant undermining of pathways in my property

resulting in major drainage works required in my property. (Photos can be supplied) from water egressing from 891 Pittwater Road, Collaroy.

D. SHADOW DIAGRAMS.

In review of the Shadow diagrams submitted, and in inspecting the residences in line with the timings indicated and the diagrams, I do not believe these are accurate or representative of the true extent of the shadowing on the neighbouring properties

E. USE OF THE DWELLING.

Since the purchase of the building in 05 November 2010, by the current owners, the current dwelling has been used for multi tenanted rentals with the lower level used to conduct independent business operations. Noise, parking and maintenance of the building has had significant and detrimental impact on surrounding properties.

Given that Pittwater Road is a clearway from 15.00pm the proposed landscaping does not indicate the potential to accommodate the potential of 6 vehicles in the property.

Noting the number of bedrooms, bathrooms as well as the layout of the ground floor, where a 17m² "workshop" can easily be converted into an additional living area, to deliver an unapproved secondary dwelling, which is consistent to the manner in which the current residence is has been occupied.

Should this be the intention of the build, given its layout and bulk then it would be proposed that this building would be deemed to fall under the development categorisation as a Class 2 building under the National Code Volume 1 and should be designed reflecting the provisions of this Code.

In summary the above is summarised into the following objections:

1. The increased height and design are not compliant with Planning Controls.
2. The height and breadth of the design will dwarf the 2 neighbouring properties impacting not only privacy but the appearance of the 2 properties which will have direct correlation to the valuation of these homes.
3. The removal of a significant degree of privacy to both 889 and 893 Pittwater Road, Collaroy and potentially, to those properties at the rear (Cumberland Avenue).
4. The style and placement of windows on the southern wall of the development directly detracting from the privacy of the bathroom areas (both upper and lower) in 889 Pittwater Road Collaroy.
5. The removal of all sunlight/natural light to the rear and northern side of 889 Pittwater Road, Collaroy impacting the upper living areas of this property.
6. The lack of appropriate consultation from the developers.

Accordingly, I formally register this objection and request:

- A significant review of this development be conducted by council in consultation with **all** neighbours impacted.
- The design be rectified to be compliant.
- The design of the property be reviewed to address the severe impact on privacy and shading on the adjoining property lots.

With regards,

Lyn Hall

