
From: Anthony Haines [REDACTED]
Sent: Monday, 14 October 2024 3:23 PM
To: Planning Panels - Northern Beaches
Subject: Submission on Development Application DA2023/1395 at 1010-1014 Pittwater Road, Collaroy

Categories: NBLPP

Resubmitting in a larger font.

Dear Planning Panel,

Re: Submission on Development Application DA2023/1395 at 1010-1014 Pittwater Road, Collaroy

I am the owner occupier of 5/26 Ocean Grove, Collaroy, and write to make a submission to the Panel in response to Council's Assessment Report dated 8 October 2024 for the above-mentioned development application.

My submission relates to the inadequate setbacks of the proposed development from the western boundary of 26 Ocean Grove, Collaroy. The eastern wall proposed at 1014 Pittwater Road Collaroy will partially block the window in my bedroom, reducing the level of natural light. Furthermore, it will obstruct windows in apartment 2/26 Ocean Grove, Collaroy, completely blocking a bedroom window. This will result in no natural light coming into the room.

This submission addresses the fact that the Council, in their Assessment Report, have erred in assessing the boundary in question as the side boundary of 1014 Pittwater Road, Collaroy. It is in fact the rear boundary. Therefore, it must comply with the rear boundary requirements of the relevant planning regulations and have a setback of at least 6 meters.

The conclusion reached by Council in their Assessment report, refers to the blocking of a bedroom window at 2/26 Ocean Grove - states that it is 'located on the side boundary.'

Similarly, the amendments made have also improved the interface to 26 Ocean Grove through a reduction in the height of the ground floor boundary wall and increased setbacks to levels 1 and 2. It is noted that a bedroom window at the western elevation of 2/26 Ocean Grove will be covered by the ground floor eastern wall of the proposal; the maintenance of natural light to this window is not considered achievable as it is located on the side boundary and is comprised of glass bricks. The amended proposal largely complies with the 9m required separation distance to the rear (western) boundary, with only the rear terraces extending to within 7.5m-8.7m of the boundary.

I note that the previous development at 1016 and 1018 Pittwater Road Collaroy has a rear boundary setback towards 26 Ocean Grove Collaroy. These setbacks comply with the requirements in the Development Control Panel and Apartment Design Guide. Therefore, the development at 1014 Pittwater Road, Collaroy should also be required to comply.

I urge the Planning Panel not to approve this development application in its current form.

Regards

Anthony Haines
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