
From: Ian Crowe
Sent: 8/11/2023 12:46:06 PM
To: Council Northernbeaches Mailbox
Cc: Ian Crowe
Subject: TRIMMED: DA 2023/1395 - Lot 2 DP314645 AND Lot 3 and Lot4 Sec 1 DP677,1010,1012 & 1014 Pittwater Rd Collaroy.
Attachments: Grounds for Objections.pdf;

Please find the attachment below regarding our objection to

**DA 2023/1395 - Lot 2 DP314645 AND Lot 3 and Lot4 Sec 1
DP677,1010,1012 & 1014 Pittwater Rd Collaroy.**

The attached photos reflect the areas of concern that will be directly impacted by the erection of a blind wall flush and adjacent to our building boundary extending 4.5m above the northern facing balcony floor level.





Ian & Joan Crowe
22/1000-1008
Pittwater Rd
Collaroy NSW 2097
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**Ref. DA 2023/1395 - Lot 2 DP314645 AND Lot 3 and Lot4
Sec 1 DP677,1010,1012 & 1014 Pittwater Rd Collaroy.**

As owners and residents of unit 22/1000-1008 Pittwater Rd Collaroy we will be seriously impacted by the scale and proximity of the development to our home

Grounds for our objections.

- Level 3 of the development containing the 2, 3Bed Penthouses with terraces reaches a height of 13.930m, exceeding the existing 11m height regulations by 2.930m This is NOT consistent with any current building heights in the area.
- With no building setback on the Northern Boundary of the Collaroy Reef Apartments, a 4.5m wall is planed to be erected adjacent to our north facing 8m Balcony, resulting in shadowing, lack of airflow and outlook. This balcony is our prime source of light and airflow to our only living space and 2 of our 3bedrooms. The erection of this wall adjacent to our balcony will mean that artificial lighting will need to be on at all times to north facing rooms. In view of Climate Change predications not a favourable outcome or for an amiable living environment.
- The value to our property will be seriously impacted with the erections of a 4.5 cement or brick wall adjacent to our north facing balcony.

- We are also seriously concerned for the our safety and our property's integrity during the construction of the proposed development due to its proximity to our buildings boundary.
- Due to lack setback on the Southern Boundary adjacent to the properties 1016 & 1018 Pittwater Rd to the Proposed Development, these properties will also be subjected to the same wall being erected and endure lack of airflow and light.
- Balcony and windows from the proposed development face north compromising the privacy and outlook for the properties at the rear of 26 Ocean Grove.
- 12 & 14 Cliff Rd will be subjected to overview from the proposed development, exacerbated by the inclusion of Level 4, exceeding the 11m height restriction by 2.93m.
- Parking spaces only exists for 1 car per Apartment. Resident overflow car parking will be forced to on street parking in Ocean Gr, Cliff & Beach Roads that are already at a premium.

Ian & Joan Crowe

22/1000-1008 Pittwater Rd

Collaroy NSW 2097

mob 

