
Sent: 31/10/2022 2:29:18 PM
Subject: Submission for DA2022/1638 (891 Pittwater Road, Collaroy)
Attachments: Submission-891-Pittwater-Road-Collaroy.pdf;

Attached.

30 October 2022

To: Northern Beaches Council
Attn: Stephanie Gelder

Dear Stephanie,

Re: DA2022/1638
Demolition works and construction of a dwelling house
891 Pittwater Road, Collaroy

In relation to the proposed development, we note the design is non-compliant with Council's DCP maximum wall height control by 1.1m and the side boundary envelope is exceeded by the entire third story. We would like to see design amendments to appropriately meet the requirements of statutory provisions and development controls.

The Statement of Environmental Effects report states there will be "no additional overshadowing impact to adjoining properties" (pp 18: B1, B3). We kindly request a copy of **existing shadows** for comparison, as the current proposed design indicates the new dwelling would be 2.27m higher than the existing dwelling.

As part of the design amendments, we request a **privacy screen** to be added to the eastern side of the first floor balcony. This end of the balcony is currently open-ended, with a portion of the hand rail consisting of a small glass balustrade (sheet A07). Our concern is privacy: this end of the balcony is directly opposite a window on our first floor, which at times we keep open for natural light and to increase airflow. The addition of a privacy screen will not impact their views. In the current design, this balcony is 12m long and will continue to have uninterrupted south-facing views of Dee Why headland and lagoon, and to Long Reef beach.

Additionally, the large window in Bed 4 which is 2.41m wide x 1.03m high (ref W13) faces the same window. We request the W13 window to be replaced with a narrower **highlight window** positioned above eye level and with a reduced window height of 0.450m. In the current design, this bedroom already has sizeable stacking doors which are 2.69m wide x 2.13m high (ref D07), leading onto the balcony, which should provide ample natural light and airflow for the room.

We would also like confirmation the proposed new dwelling is not seeking **dual occupancy**. The lower ground floor of the existing dwelling has been periodically leased separately over the last 10 years. The current design of the lower ground floor lends itself to being self-contained with the exception of a kitchen. There is however a 17m² 'Workshop' in the proposed design.

Dual occupancy has significantly impacted street parking directly in front of our property for the last 10 years, and off-street parking has not been provided for lower ground tenants. As Pittwater Road is a bus lane Monday to Friday 3pm to 7pm, street parking naturally overflows to Hadleigh Avenue. In addition to traffic exiting Long Reef beach and doing a u-turn at Hadleigh Avenue to travel north, Hadleigh Avenue experiences a higher volume of traffic turning from Pittwater Road (southbound), as it is the only right-hand turn after Anzac Avenue (as you can no longer turn right into Hay Street). These two issues combined contribute to hazards and congestion in Hadleigh Avenue.

Yours sincerely,

DA and HL McKell
893 Pittwater Road, Collaroy NSW 2097