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**From:** Anthony Haines  
**Sent:** 30/11/2023 8:24:22 AM  
**To:** Council Northernbeaches Mailbox  
**Subject:** TRIMMED Objection to Development Application DA2023/1395 at 1010  
1014 Pittwater Road, Collaroy

To Northern Beaches Council,

Re: Objections to Development Application DA2023/1395 at 1010-1014 Pittwater Road, Collaroy

I am a resident at 5/26 Ocean Grove, Collaroy, and write to express my formal objections to the above-mentioned development application. My concerns are outlined as follows:

1. **Excessive Height:** The proposed construction height of 13.93 meters and four storeys exceeds the stipulated 11-meter, three-storey limit. This contravention not only results in substantial visual massing from my residence but also significantly impairs solar access, detrimentally affecting the enjoyment and utility of my balcony.
2. **Incompatibility with Surrounding Area:** The proposed structure's height and design are inconsistent with the character of the neighbourhood and markedly differs from the height of adjacent buildings. This discrepancy disrupts the architectural harmony of the area.
3. **Inadequate Setbacks:** The proposed development lacks the requisite setbacks from 26 Ocean Grove, ideally a minimum of 3 meters. This deficiency will lead to increased shadowing, further diminishing solar access to my balcony, and will visually dominate the space. Additionally, the proximity of the construction to the western side of 26 Ocean Grove will obstruct windows in apartment 2, completely blocking one window and severely limiting the natural light in the other.
4. **Noise Concerns:** The close proximity of the new building could result in noise reflection into my apartment. The application fails to address or mitigate these potential acoustic impacts adequately.
5. **Geotechnical Risks:** The referenced Geo-Tech report categorizes the risk to property from the proposed development as 'Very High,' with levels of risk to life and property being 'Unacceptable' per AGS Guidelines. Despite proposed mitigation measures, I find the residual risk to my property unacceptably high.
6. **Environmental Impact on Flora:** The excavation and construction activities are alarmingly close to a large pine tree. This proximity poses a significant threat to the tree's stability, potentially endangering my property should the tree destabilize and collapse.

In light of these concerns, I urge the council to not approve this development application. The proposed development, as it stands, poses serious implications for the residential amenity, environmental integrity, and overall aesthetic character of our community.

Yours sincerely,

Anthony Haines

[Redacted Signature]

[Redacted Address]



