
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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To: DA Submission Mailbox
Subject: Online Submission

18/10/2022

MR Anthony Cruickshank
- 61 Cumberland AVE
Collaroy NSW 2097
[REDACTED]

RE: DA2022/1638 - 891 Pittwater Road COLLAROY NSW 2097

To Northern Beaches Council
Attn: Gareth David.
Monday 17th October

I wish to make a submission in respect to the following application.

DA 2022/1638 at 891 Pittwater Road, Collaroy, NSW 2097

I am the owner and resident of 61 Cumberland Ave, Collaroy. This is a concise version of my submission, as per Council advice. Greater detail can be submitted on request with specific references to provisions of planning instruments.

I wish to express objection to the development application at 891 Pittwater Road due to the height and bulk of the 3-storey proposal and the unjustified non-compliance with local planning controls regarding the maximum wall height.

The proposal height has significant, if not severe negative impacts on existing shared iconic views for my property.

The existing 2-storey dwelling is being demolished for the construction of a new 3-storey dwelling, adding ~2.3m to the height over the existing structure (from ~RL 15.35m to RL ~17.62m) across the full width of the new development.

The proposal also includes a non-compliant maximum wall height of 8.3m, exceeding the control height of 7.2m.

The existing 2 storey structure shares uninterrupted views

- to the south across Dee Why Lagoon to the Dee Why Headland,
- to the southeast to Long Reef Beach and
- to the southwest to Dee Why Town Centre and Allambie / Beason Hill

Existing properties to the north on Cumberland Avenue and northwest on Hadleigh Avenue, currently share those iconic southerly and south-easterly views of the lagoon, headland and beach from ground level or first floor levels

The adjacent properties to the east and west on Pittwater Road already include 3 storey

dwellings at 889 Pittwater Road (max RL 15.61m) and 893 Pittwater Road (max RL 16.41m), at least 1.3m below the proposed max RL 17.62m of this new development

Summary of views impacted by the proposed development

61 Cumberland Ave enjoys existing shared views that will be taken away by the proposed development.

- Existing iconic water views of Dee Why Headland, Dee Why Point and Dee Why Lagoon are impacted or taken away.
- Whole views of water/land interface are impacted or taken away
- Views are rear boundary views and "standing views" from the backyard and ground floor living area including kitchen.
- The view loss from the living room and kitchen is severe.

Images can be supplied on request or by inspection.

With regard to privacy, the new development will have privacy impacts for the surrounding properties and for the new development itself, due to the 2.7m ceiling heights of the intermediate storey and the inclusion of 2 north facing windows in the 3rd storey rumpus room.

IF the development is approved to proceed, with skilful design, the maximum building height could be reduced with standard 2.4m ceiling heights throughout and rumpus room windows could be replaced by "Clerestory" windows to maintain privacy for all parties and natural illumination.

It should be noted that these measures would not satisfactorily reduce the maximum height.

Notification Map

Given the potential "view sharing" impact on a number of surrounding properties. I would like to see the Notification Area expanded to include those on the eastern side of Hadleigh Avenue

1 Hadleigh Avenue

3 Hadleigh Avenue

57 Cumberland Avenue

Height Poles

I would think that the temporary installation of height poles indicating the 4 highest corners of the third storey of the proposed development would be a minimum first requirement for impacted neighbours to be given opportunity to properly assess the impact.

Summary

The proposed development includes construction of a three-storey dwelling (existing two-storey to be demolished) with the maximum height of the proposed dwelling being 2.3m above the existing dwelling's parapet and 1.3m higher than adjacent dwellings.

This results in significant "View Sharing" impacts/loss which severely adversely effects adjoining and surrounding existing properties.

The proposal includes an unjustified exceedance of "Maximum Wall Height Controls" of 7.2m (exceedance of 1.1m or 15%) on a block that does not exceed a slope of 20%.

Sincerely
Anthony Cruickshank