
Sent: 13/11/2020 3:52:39 PM
Subject: Submission regarding DA2020/0431
Attachments: Assessment response SL.doc;

Dear Carly

Please find my submission attached, which I have been unable to upload to the Council's website (which appears to accept text only). I appreciate it runs over two pages, however I believe the embedded pictures are essential viewing for members of the evaluation panel. If there is a problem in this regard please let me know.

I would ask the panel to carefully consider my response to the Council's Assessment. I believe there are factual errors in the document and evaluation process which I have highlighted.

I would be grateful if you would acknowledge receipt of this email.

Regards
Steve Lydiate

Having read the Planning Assessment Report I feel I have to respond. I am a local resident, a lay person unfamiliar with planning rules. But the only conclusion I can draw from reading the document is that the outcome was pre-determined and the process was reversed-engineered to produce the desired result ie 'Approval'. The fudging of the truth in this document draws me to conclusion the table now is tilted in so much in favour of the developer that gross misrepresentations are required to push a development through. This in turn makes me and others rather cynical and lose confidence in the planning process. To say that the overall impact of loss of view from my own property is 'minor' (Assessment, page 43) is, putting it kindly, an untruth:



If I was to assess my own view loss, according to the view loss planning principle founded within *Tenacity Consulting v Warringah [2004] NSWLEC 140* ('*Tenacity*'), I would assess it as '**severe to devastating**'. The photo from my living room contained in the Assessment (page 41) was taken facing east from its northernmost tip.

The unit aspect is north east. There is an uninterrupted view up to Warriewood and the horizon in between (see below, taken from the centre of the living area and the same aspect from the front porch). It's a 'million dollar' view, which I consider a *whole view* of the ocean. It is NOT made partial by the Collaroy Hotel opposite (which can barely be seen) nor by existing trees, the trees form part of the view.



The assessment makes mention of northern & southern view corridors, however drawing an imaginary line from the top of the height poles it is difficult to imagine any view to the north or east, as there is no height pole at the south east corner of the building. If the view does exist, it will be compromised by planted bushes up to 3 metres high. Residents on the top floor of surrounding buildings, look UP at the height poles. Thomas Prosser advised he would be 'encouraging' members of the panel to visit the site in person, and I would implore them not to approve this project without physically assessing the impact on existing residents.

I understand the need for social housing, and the shortage of affordable housing on the northern beaches, but due process must be seen to be done. As well as view loss, there are other areas where the proposed building is non-compliant with development standards. The height of the building is 20% greater than standards permit but there is no social benefit or strong environmental planning grounds to allow the exceedance. If the panel is determined to proceed with a boarding house, I would ask them to consider if the 3-bedroom Manager's apartment actually required. Would one of the larger rooms on the lower floors be sufficient for the manager to conduct his/her business? If the apartment was removed it would reduce the overall bulk of the building and many existing residents to the south and west may retain partial views and residents on lower levels would have more sunlight. Already, one resident on a lower floor has plans to sell if the project is approved ("it will be like living in a dungeon").

The existing buildings on the site are in poor condition. It is acknowledged that the land is in a prime location and will be developed in some shape or form. An argument can be made as to whether a few relatively affluent owners should prevent the development of social housing but please don't make the pretence that "black is white". The panel's decision will drastically change the lives of surrounding Collaroy residents. I urge them to consider the Planning Assessment very carefully.