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**From:** Peter Gorian  
**Sent:** 7/04/2023 6:49:39 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** TRIMMED: Submission Re 1955 Pittwater Road DA Mod/2022/047

Attention Planning Officer - Gareth David

Following comments are in addition or reinforce the submission previously made:

1. The Development roof colours proposed do not appear to comply with Council Guidelines. Light coloured obtrusive colour has been selected which will be highly visible to our property and others which directly overlook the development.

2. The recently proposed modifications are superficial changes. Hence the concerns in our previous submission remain. These are centered on the size and bulk of the proposed development and the creeping nature of the design changes sought. For history the bulk of the development was the main reason the council originally rejected the proposal. This was then taken to the Land and Environmental Court which allowed the development on the stipulation that it would be restricted to a 2-storey development from the front (Pittwater Road) and single storey from the back which faces our property. The development is on sloping land. A later DA modification was proposed where by an additional 'storage' floor was added due to the large excavation works. This effectively made for a 3 storey development. This modification was sought on the basis that there was NO CHANGE to the external envelope and would be purely internal. We had no objection on that basis. Subsequent DA's including the most recent have now sought to greatly expand the bulk, heights and size of the development. The recent changes (2023) have removed the storage floor windows that clearly indicated the potential and probably planned use of the 'storage' floor for habitable purposes. The increases in building heights were also driven by increases in the storage floor heights. This form of creeping develop is a major concern.

3. The request to add additional height and bulk to the roof areas to accommodate lift equipment and air-conditioning units is also objected to for the reasons previously stated. There are clearly lift design options available that do not require the height extensions per the originally approved design. The same is true for air-conditioning units these were obviously accommodated elsewhere in the earlier design and could for example easily be accommodated in the 'storage' floor, unless this of course is now planned for habitable use such as rumpus and cinemas etc. There is also clearly the scope for further roof additions in the future such as hot water solar power equipment, solar panel structures etc. We are no experts but are learning on how these additional items incrementally are requested and then approved based on previous rulings. Hence we presume the requirement in council documentation that all such items are clearly defined at the outset of any development requests. The later has clearly not been followed due to the strong objections that would have been raised in the original da and later medications.

4. The unprecedented approval of the roof top terrace remains a large concern due to the incremental modifications that have been sought since the original approval. Clearly there is the potential requests for permanent large scale shade structures, music, lighting, entertainment equipment. This would in effectively add another floor, with potential privacy, view and noise impacts to our property and the adjoining properties. We would request specific caveats that prevent such additions and to limit the bulk of potential 'temporary' structures.

5. View impact assessments are difficult to gauge from the drawings provided which are clearly aimed at disguising the impacts. They also do not address view impacts from our properties pool level entertainment areas and lower rumpus floor and do not indicate the obtrusive nature of the roof terrace on our privacy which will directly look into our property. Normally developments limit such impacts via the size of window areas facing neighboring properties. The inclusion of privacy screens will help but then impact the views from our property further.

Yours Sincerely

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