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**From:** Anthony Haines  
**Sent:** 30/05/2024 4:43:10 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** TRIMMED: Objections 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.

I have reviewed the changes made to the plans and they do not address most of the concerns raised in my email of 30<sup>th</sup> November 2023.

My concerns are outlined as follows:

1. 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. There will be a 3+m wall on our southern and western boundaries.

Additionally, the proximity of the construction to the western side of 26 Ocean Grove will obstruct windows in apartment 2, completely blocking one window. This will result in no natural light coming into the room.

2. 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.

3. 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.

4. 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  
Operations Director

[Redacted Signature]

[Redacted Contact Information]

