

---

**Sent:** 26/10/2022 8:39:44 AM  
**Subject:** DA2022/1153 1162 Pittwater Road Collaroy 2097  
**Attachments:** Submission DA2022 1153.pdf;

Northern Beaches Council

**Attention: Nick Keeler**

**Planner.**

**Good morning Nick, please see the attached letter in relation to:**

**DEVELOPMENT APPLICATION DA (DA2022/1153)**

**PROPOSED CONSTRUCTION OF A NEW DWELLING HOUSE**

**1162 PITTWATER ROAD, COLLAROY**

Kind regards

Paul and Dianne Dickson

Northern Beaches Council

**Attention: Nick Keeler**

**Planner**

25 October 2022

Dear Nick,

**Subject: DEVELOPMENT APPLICATION DA (DA2022/1153)  
PROPOSED CONSTRUCTION OF A NEW DWELLING HOUSE  
1162 PITTWATER ROAD, COLLAROY**

I am writing to you as a deeply concerned resident of the Northern Beaches. My concern is for my personal property and for the surrounding community in relation to the proposed construction of a new dwelling at 1162 Pittwater Road, Collaroy. The DA application is simply unAustralian by its very nature and I ask the Northern Beaches Council to intervene and stop this behaviour before it gains any momentum.

My family resides at 1160 Pittwater Road Collaroy and is the adjoining property to 1162. My family and I know we are truly privileged to live on the Northern Beaches on Collaroy Beach. To this end, we (and all eleven beachfront residents) have just invested in excess of \$250,000 on a seawall to ensure this slice of heaven is protected well into the future. This was a long and arduous process that required the residents to come together as one and walk the talk of being a proud northern beaches family and ultimately required us all to put our money where our mouths are so to speak.

As Northern Beaches folk it is in our DNA to respect our neighbours and our community. While outside communities may mock us for this it is in the very fabric of our society. This is clearly seen in the beachside properties along Pittwater Road where low fences and open yards are the norm. This local characteristic was reinforced when post the storm and seawall rectification all residents have again gone with long open view fencing. The owners of 1162 reside in Strathfield and have rented the original house since they purchased it pre 2010. By contrast, my family have lived in 1160 since we purchased it in 2011, and prior to that we lived in Balgowlah and prior to that I lived with my parents at Clontarf.

The proposed DEVELOPMENT APPLICATION DA (DA2022/1153) PROPOSED CONSTRUCTION OF A NEW DWELLING HOUSE 1162 PITTWATER ROAD, COLLAROY is not in line with the moral fibre of the community. Further, it is distastefully attempting to take advantage of the new seawall by proposing a solo land grab that benefits only one household: 1162. The seawall was fought for on the basis of protecting the community, not so one-off residents could benefit at the cost of all others.

The proposed construction is an eye sore, eliminates all northerly views for 1160, and will cast a shadow over the family living and recreational areas of 1160 from 9 am to 3 pm. The last two points have been detailed in fact and included in our formal submission to Council by William Fleming, Planner, of BBF Town Planners.

The optics of the DA View Sharing Analysis suggest that the Applicant is attempting to distract the Council from its real intention. Five pages are devoted to the properties on the other side of Pittwater Road which by default have little or no views as they have our beachfront homes in front of them. In comparison, a mere six lines are offered on the impact of this DA development on its surrounding properties. While I am fully aware that the Council would see through such shenanigans the point to be made and intention from this attempt is clear.

The current footprint that all blocks are built to have been done so in accordance with the Council regulations at the time. This has created a landscape where all properties can enjoy an open view to the north and the south of the iconic peninsula. This DA, if approved, would eliminate this beauty and would be given to only one property at 1162. This is not fair nor reasonable.

I ask that the Northern Beaches Council reject this DEVELOPMENT APPLICATION DA (DA2022/1153) PROPOSED CONSTRUCTION OF A NEW DWELLING HOUSE 1162 PITTWATER ROAD, COLLAROY DA.

Further, that the Council acts to enforce that all future development applications be evaluated considering the position of the surrounding homes. It must be noted that a previous application for a new dwelling was approved on site in 2014 at 1162, which did see the rear alignment of the dwelling match the adjoining dwellings (DA2014/0480). The DA has since lapsed. The same Applicants have seen the new sea wall as an opportunity to obtain a superior view outcome for themselves at the expense of neighbouring properties by pushing out further towards the water than the established development along the waterfront. This is unAustralian.

While the current Applicant from Strathfield is a one off, I am sure you would agree that it is only a matter of time before others enter the Beaches with the same motivation. A clear message needs to be sent to those wanting to join our community that we welcome all but we do live to a high standard of respect and care for each other.

I would be happy to offer any further assistance, pictures, facts that support this letter of appeal.

Yours sincerely ,



Paul and Dianne Dickson

1160 Pittwater Road,

Collaroy, 2097