
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 3/06/2024 3:08:00 PM
To: DA Submission Mailbox
Subject: Online Submission

03/06/2024

MR Scott Macqueen
- 12 Cliff RD
Collaroy NSW 2097

RE: DA2023/1395 - 1012 Pittwater Road COLLAROY NSW 2097

Dear Adam,

We are writing to express our concerns regarding the latest development proposal submitted for the property adjacent to ours at 12 Cliff Road, Collaroy. While we appreciate the reduction in building height to three stories, there are still significant issues that need to be addressed.

Firstly, the 9-meter setback from our boundary fence, as specified in the Apartment Design Guide (ADG), is not being met in several instances, raising the following key concerns:

1. The balconies and terraces on the first level encroach significantly into the required 9-meter setback.
2. Health and wellbeing concerns arise due to the proximity of the first-floor car park to the adjoining eastern properties.
3. The ground floor is only 6 meters from the eastern boundary, significantly encroaching into the Tree Protection Zone and affecting the prime "Cook Pine" specimen.

Our primary concerns relate to points (1) and (2) above. Regarding the breach on the first level, we believe this will be visually imposing from our children's bedroom windows and living room areas. As this is our family home, we are deeply concerned about our children's privacy while playing in the living room and backyard. It is our understanding that the 9-meter setback in the ADG should apply to the entire building, including balconies and terraces, and we request that this regulation be strictly enforced.

Additionally, we have health concerns regarding car exhaust fumes potentially being directed into our backyard. The eastern side of the ground floor indicates a wall where vehicles will be parked. We would like to understand where these fumes will be directed to ensure they do not pollute our backyard and pose health risks to our family.

We also seek clarification on the material of the eastern wall. If the material is transparent, such as glass bricks, car headlights could shine directly into our property, affecting our living and bedroom spaces.

Furthermore, we reiterate our concerns from our previous submission. The Council's Design + Sustainability Advisory Panel Meeting Report (dated 26 October 2023) states: "Increased setback from rear... complemented by large trees in the yards of the neighbours." We are concerned that the Council has included the vegetation on our property as part of the build's amenity. Should our trees die for unforeseen reasons, our property would lose privacy into our

backyard, living, and bedrooms from levels 1, 2, and 3. The developer should provide their own tree coverage to ensure neighbours' privacy. We request that a minimum bag size of 100L Backhousia citriodora be planted along the eastern boundary.

Thank you for taking the time to consider our concerns. Please do not hesitate to contact us with any questions.

Kind Regards,
Scott & Felicity Macqueen Owners of 12 Cliff Rd, Collaroy