
Sent: 6/06/2020 4:17:39 AM
Subject: 1129 Pittwater Rd Collaroy DA Objections
Attachments: DA20200431 Submission C.NICOLA.pdf;

Please find attached my objection letter related to the Proposed development at 1129 Pittwater Rd.

Kind regards,
Christopher Nicola

Christopher John NICOLA
Unit 9 1125-1127 Pittwater Road
Collaroy NSW 2097

NORTHERN BEACHES COUNCIL
council@northernbeaches.nsw.gov.au

Att. Alex KELLAR
RE: DA2020/0431 - 1129 Pittwater Road COLLAROY NSW 2097

Dear Sir,

I am writing to address my concerns with the subject Mixed Residential and Commercial Development Application.

My unit (9 / 1125-1127) is directly adjacent the 3 – 4 storey wall proposed on the boundary. ie SOUTH ELEVATION.

The proposed wall has no recessed setbacks or any kind of Architectural relief normally used to break up a large expanse of blank wall area.

My side balcony currently enjoys midday sun and I understand that solar access to residential home unit Living areas is part of the criteria that Council must address with all Development applications.

A more acceptable design would be to delete the proposed units 1 and 13 on the south – east corner and introducing landscaped terraces in there place creating reasonable buffering between buildings and a free area for maintaining current ocean views as much as possible.

Further to this the application shows an internal lightwell to the first and second floor levels this could be altered to coincide with our unit block's internal courtyard allowing increased sunlight ingress which is a major issue with my rear neighbours.

The top floor Caretaker's unit could also be moved further north to reduce the shadow cast to the south with little or no affect to the commercial neighbouring property currently occupied by single storey commercial premises (Liquorland.)

I hope Council considers my suggestions and supports all adjoining neighbours concerns.

Yours faithfully,

C .Nicola