
Sent: 17/10/2014 12:05:45 PM
Subject: Online Submission

17/10/2014

MR Robert Ingram
62 Aubreen ST
Collaroy Plateau NSW 2097

RE: Mod2014/0201 - 1066 Pittwater Road COLLAROY NSW 2097

The application is made in a way to deceive the true issues in relation to all sectors of the redevelopment, including what has already been built.

The applicant makes NO mention of the fact that the Owner and builder , contrary to the approval built a large structure on the third level of the building. Following submissions and complaints the owner and builder were required to remove the structure in accordance with the DA approval.

Now the applicant submits a section 96 application to build a structure on the third level of the building this is to a habitable area for equipment storage and staff amenities..

The Heritage impact statement on page 7 depicts the area of the illegal structure mentioned previously there is no mention in statement of Environmental effects

The Statements suggest that the lift void extends above the maximum height ,however it is OK because it is screened by a portion of the adjoining Beach Club building. this may be so from a small viewing location but not all areas particularly from the North.

The balance of the proposed habitable area (storage area and staff facilities) appear to meet appropriate height constraints, HOWEVER these facilities changes the method of assessment of the DA approval to which this section 96 is made in that with three levels of habitable area The BCA assessment would require re-evaluating , together with a reassessment of all fire code requirements.

The application provides no such assessment's

The developer/ Owner and consultants have utilised two separate consultant Certifiers. Initially the DA application was supported by a BCA report from BCA Logic dated 7 Feb. 2011 Which stated that there was NO third level structures and carried out there assessment's as such, Council refers to this report in development consent DA 2011/0204.in conditions 9 and 23.

Into 2014 the applicant changes Certifiers and goes with City Plan services. In the process the developer decides to create a third level habitable area . Consequently a Section 96 becomes require But No reassessment is made .

The applicant needs to have a complete re-assessment of all Building codes and fire services requirements together with any impacts on any adjoining buildings. this information when received should be made available to any submitters and adjoining property owners for there review before any determination by Council.

Council ought to review the garbage and waste area provisions within the building and asses as to whether they are large enough to house the Three large commercial waste bins that currently sit within the Northern Car park reserve.

The applicant submitted that all service vehicle and waste collection vehicles would continue to not use the northern car park reserve i.e. they would be serviced direct from Pittwater Road, considering the parking signage notices and the Bus stop location and signage , Where is this to be carried out?

Condition 30 of the DA suggests that the prime access point for customers is the existing Pittwater Road entry. Is therefore the role of the entry exit doorway to the Council car park Reserve designed principally for a Fire exit door so that the total development is compliant..

REQUESTS FOR INFORMATION

1. Copies of all further information submitted by applicant
2. Response from council as to why no further information is requested from applicant if that occurs.
3. Council to forward a copy of the lease and the related development conditions of the kiosk located on the adjacent Northern Collaroy car park Reserve
4. Forward this submission to the divisional Councillors

Robert Ingram