
Sent: 30/11/2020 2:36:57 PM
Subject: DA2020/1453 Objections

Dear Sirs

I am the owner of 1119 Pittwater Road Collaroy which is located on the corner of Pittwater Road and Collaroy Street. My property directly adjoins the proposed development Along the South Eastern Boundary.

I have received the notice of proposed development DA2020/1453 and I would like to lodge my objection.

1. The proposed development is on the South Eastern Boundary of my property and is proposed to extend 1 storey below ground level for the parking.
The building erected on my property is built on Strip footings resting on sand and has no piers. The strip footings are just below ground level, the ground is sandy and easily disturbed by excavation.
The proposed excavation hard up on the boundary against the footings of my building will undermine the footings of my building causing severe structural damage. The excavation should be set back from my building for an adequate distance and adequate measures should be taken to prevent the subsidence of the footings of my building.
2. The proposed development blocks the windows on the southern Boundary to my property. The windows are windows to residential and commercial units and the blocking of these windows will
Block natural light and sunshine to living areas in one of the residential units and light to a commercial unit which has no other source of natural light. The plans indicate a light well to preserve light to 1 window
In the commercial suite but the light well does not extend to the roof of the proposed development and is indeed closed over by the roof over as can be seen in Drawing DA-09.
I request that the proposed development be set back from the boundary by 1 meter to maintain access to natural light in the residential and commercial units affected by this proposal.
3. The development exceeds the height limit is also considerably deficient in carparking spaces and as such should be considered an overdevelopment of the site. If the proposal were scaled back to meet the limits Of the DCP this would also help the address the issue of building on the boundary. Council has limited parking in the area by removing street parking. This over development will increase demand on street parking
further limiting the parking available to the retail shops already struggling with Bus Zones and clearways imposed in then area.

J Fiori