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**Sent:** 20/08/2020 9:30:15 PM

**Subject:** Submission re Development Application Number: DA2020/0389 17 Anzac Ave  
Collaroy

To Whom it May Concern

Dear Sir / Madam

My apologies for the delay in getting this submission to you so late as I have only recently been made aware of the details of this application and through no fault of Northern Beaches Council.

I own two adjacent properties to 17 Anzac Ave – 996 Pittwater Rd to the West and 998 Pittwater Rd that runs the length of the rear of 17 Anzac and also extends to Pittwater Rd.

I Strongly object to the DA2020/0389 on the following grounds:

- Level one of 996 Pittwater Rd has 3 apartments that all face East with views to Long Reef Headland and the ocean. The current development application will block ALL views from these apartments.
- Not only will ALL views be lost but the tenants will look out from their living areas into a 3.5 high wall at close proximity. All 3 apartments are designed with the living areas closest to the side boundary of 17 Anzac Ave maximising the ocean views and sea breezes.
- The current DA will severely reduce the amount of sunlight for at least 2 of the apartments and impact a third but to a lesser degree.
- Two of the apartments will not receive at least 2 hours of sunlight in June.
- There will be a complete lack of airflow through the living areas of the current apartments.
- I will be severely impacted financially with the rents required to be heavily reduced to attract someone who is willing to look out of their living room at a large unsightly brick wall.
- The DA will also impact any future development of 998 Pittwater Rd with no development allowed to utilise Pittwater Rd in the process. Although access is planned through the East side of 17 Anzac no developer will want to pay for the cost of doing so.
- Allowing this DA to go through will severely inhibit any future development of 996 and 998 Pittwater Rds.
- For the future of the Long Reef precinct and to maximise the the best usage of the surrounding properties ie 996 and 998 I strongly recommend that careful consideration be given to amalgamating all 3 blocks to maximise the potential development of the area so we are not left with 2 underdeveloped sites for a long time to come.

Sincerely

Colm Mcalinden