

From: Nigel Rock
Sent: 3/12/2023 3:42:22 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED DA2023/1395 Objection
Attachments: Objection to aspects of DA20231395.pdf;

Dear Northern Beaches Council,

Pls find attached an objection to some aspects of this proposed development.

Many thanks for accepting my submission
Kind regards

Nigel Rock
Unit 8
1000-1008 Pittwater Road
Collaroy 2097


re: Application number: DA2023/1395.

I own residential Unit 8 in the Reef Apartments, 1000-1008 Pittwater Road, Collaroy. Unit 8 is on the middle level of the Reef Apartments, at the north-east corner and is an immediate neighbour to the proposed development.

I wish to object to some aspects of the non-compliance of the proposed development with regards to building height and proposed number of storeys. The additional height and additional storey combined with the zero setback on their southern boundary will create additional massing that will impact on the amenity of my residence. There does not appear to be any explanation in their application of how this additional mass will be of benefit to the community. I am objecting to the visual impact on my unit from this increased mass.

I believe the proposed height will also shadow the light well on the northern wall of the Reef Apartments. The ensuite bathroom and the second bedroom of Unit 8 both have windows to this light well and I believe these windows and rooms will be shadowed by the proposed height of the development. I am also concerned about the effect the additional non-compliant height and proposed zero setback on their southern side will have on shadowing for the veranda of my unit. There does not appear to be adequate information in their application to objectively assess this shadowing.

I attach their own sectional diagram which illustrates this adverse impact on the Reef Apartments and Unit 8.

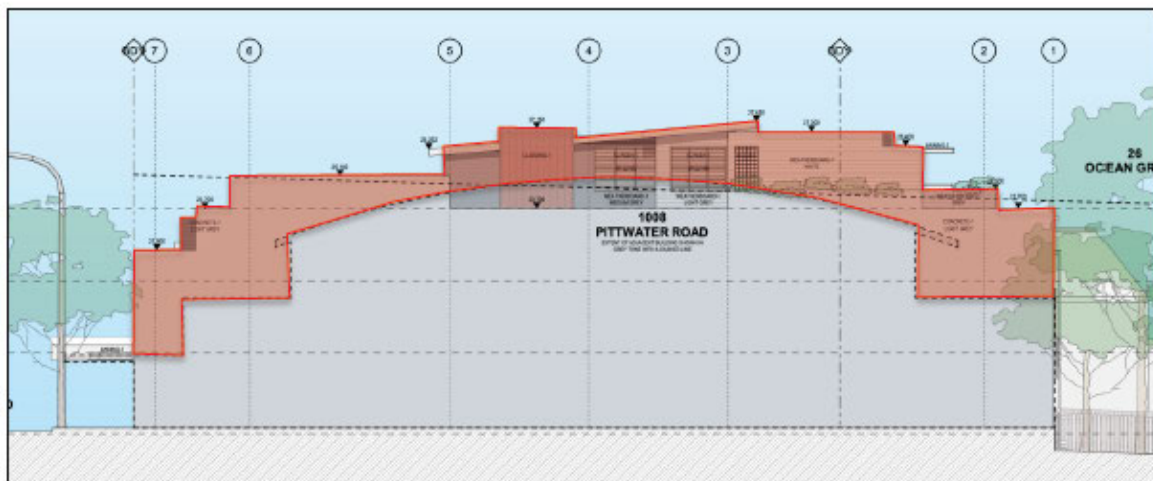


Figure 10: Additional massing beyond that of No. 1000-1008 Pittwater Rd shown hatched in red

From the streetscape view, the non-compliance of the setback for Level 2 on the western side of the proposed development will also increase the bulk and visual impact of the frontage of the proposed development. This is not in keeping with the existing buildings or streetscape.

If the developers comply with the existing criteria I wish them well with their project.

Nigel Rock