
Sent: 23/12/2022 3:29:26 PM
Subject: Submission re: 1162 Pittwater Road Collaroy
Attachments: 1164 Pittwater Road, COLLAROY - Submission (2).pdf;

Please find attached a submission with regard to the DA lodged for 1162 Pittwater Road, Collaroy

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William Fleming

Planner



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22 December 2022

The General Manager
Northern Beaches Council

Attention: Nick Keeler

Dear Sir,

**DEVELOPMENT APPLICATION DA (DA2022/1153)
PROPOSED CONSTRUCTION OF A NEW DWELLING HOUSE
1162 PITTWATER ROAD, COLLARROY**

We are providing this supplementary submission with regard to the height poles that have been erected on the subject site. The height poles clearly demonstrate that the iconic view of Long Reef headland and Fisherman's Beach will be completely obliterated should this application be approved in its current form. This is an unacceptable outcome. The images below show the level of impact on the existing views enjoyed from 1164 Pittwater Road.



Image 1: View from first floor bedroom – The iconic headland will be obliterated



Image 2: View from living room – completely obliterates the iconic headland view

As raised in our previous submission, with regard to the view sharing planning principle, there is a more skilful design that will achieve the same development potential that has much less impact on views. It is reasonable for the applicants to pull back the dwelling so that the rear alignments with the two adjoining dwellings are similar which will facilitate a reasonable view sharing outcome. There is scope to achieve this by reducing the front setback and shifting the whole dwelling towards the front boundary. This is consistent with development for the waterfront properties along this section of Pittwater Road.

My client's built their house in the 1970's and have no intention of moving. The time, money and disruption to the enjoyment of their home due to the required seawall works have been stressful on the residents impacted for years. It would be disappointing and unfair for them to also lose their iconic view as a result of the sea wall works. The seawall is there to protect the homes and should not be an opportunity to build closer to the water while obliterating neighbours views.

1160 Pittwater Road, Collaroy

I had also prepared a submission with regard to the neighbour to the south at 1160 Pittwater Road. The height poles clearly show that their Narrabeen Headland view to the north will be completely obliterated which further speaks to the unreasonableness of the proposal.

The issues raised in the previous submission lodged on behalf of 1160 Pittwater Road with regard to views and shadowing continue to be a concern.

Please don't hesitate to contact me should you have any questions.

Yours sincerely

A handwritten signature in black ink, appearing to read 'William Fleming', written in a cursive style.

William Fleming
BOSTON BLYTH FLEMING
BS, MPLAN