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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 19/08/2024 2:41:04 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

19/08/2024

MR Simon Nelson  
14 Cliff RD  
Collaroy NSW 2097

**RE: DA2023/1395 - 1012 Pittwater Road COLLAROY NSW 2097**

I note the revised plans dated 5/8/2024 and would make the following comments.

I welcome the changes made to the ground floor set back to the eastern boundary. However, that same elevation still retains the non compliant setback to other levels. The Apartment Design Guide prescribes a setback of 9m and the applicant has provided no explanation for exceeding that requirement. Compliance with the ADG will have little impact to the apartments which, I believe, would still comply with regulations, but it would have a significant impact on the adjacent properties such as mine. I refer you to view 5 in their drawing pack and it is evident that the further back the upper levels, the less intrusive the development will be. I therefore object to this element of the DA and would ask that either the applicant further modifies the proposal, or that it be rejected.

I also note other changes which, while only indirectly impacting my property, are still totally unacceptable. In particular, the minor changes to the southern elevation, where it abuts the adjacent building, are no more than tokenistic and fail to address the key issues. The height reduction has no meaningful impact on the adjacent property. I would also add that the over shadowing drawings provided still fail to properly illustrate the impact on the adjacent apartments, making it impossible to properly assess the impact. From what I can see, and knowing the apartments involved, I would asses there to still be a significant impact from the overshadowing which exceeds the amounts specified in the various planning instruments.

As stated before, I am fully supportive of any scheme which complies with the various planning instruments that apply to the site, or any variation to those instruments that does not have a negative impact on adjacent properties. Unfortunately, this scheme does not meet those criteria and as such, I request that it not be granted a DA in its current form.