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RE: DA2020/0431 - 1129 Pittwater Road COLLAROY NSW 2097

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I am aware that time does not stand still and that the old buildings in front of my apartment would eventually be replaced, but I am bitterly disappointed by the brutal overbearing bulk of the proposed building.

Mine is only a subjective judgement, but given the superb location I think Collaroy deserves a development of a more sympathetic nature. Many residents in neighbouring buildings will have their quality of life reduced, either by a reduction of natural light or view loss. In my own case the uninterrupted northerly view of the beach and ocean will be most likely be completely obliterated. The only qualification being the difficulty in determining from the documents provided what my future outlook will be. Will the top level of the proposed building be same height as my property or higher? It's very difficult to estimate from the information provided.

I understand that in vibrant area such as Collaroy nothing is set in stone, but the loss in terms of the outlook from my property is quite extreme ie I and many others will be confronted by the vast slab on concrete at the southern end of the building. My objections & comments are summarised below:

1. I would like to see height poles erected so that council officers and property owners affected can an informed judgement on the impact of this development before a decision is made.
2. I would like council officers reviewing the proposal to consider a smaller footprint for the building, creating a greater distance between the proposed boarding house and our property and lowering the height by one floor.
3. I would ask that privacy & security concerns be reviewed. Given the proximity of the new development to our property, I would virtually be able to shake hands with my new neighbours and they could potentially climb over from the Manager's courtyard into to my backyard.
4. I am concerned about the planting of shrubs at southern end of the Manager's courtyard, which include Lilly Pillys and Cordyline Australis. These can grow to a height of 6 & 10 metres respectively, and would further block natural light for all apartments behind. This shows a total disregard for those living in properties south of the development. I would request a condition be put on the development that plants be restricted in height to two metres or less and that no permanent or semi-permanent structures (eg shade umbrellas) are allowed to remain in place.
5. Although there are many apartments in Collaroy in close proximity, this is a quiet neighbourhood and local residents are very careful not to disturb their neighbours. In particular,

there is a common understanding that the noise from partying or drinking on residents' balconies and courtyards travels a long way, and it is unacceptable to socialise outdoors after 11pm (other than on special occasions such as the Xmas period or New Year). Given the location of the development in the heart of Collaroy I propose drinking and socialising on the Manager's courtyard is formally limited in the same way.

6. There are restrictions on the consumption of alcohol by residents in the boarding house, and I would request that these be applied to residents visiting the Manager's residence.

7. I request that the conditions 4-6 remain in the event of the Manager's residence being on-sold to another buyer.

8. Given the proximity of the development to our apartment building and issues in the media recently regarding the structural integrity of existing buildings being undermined, I would request that a structural report on our building be produced by a qualified engineer before and after the proposed boarding house is erected.

9. Given the presence of asbestos in the existing buildings, I would request 14 days notice be given to occupants of the surrounding properties before demolition commences and that compensation be paid to those who make alternative living arrangements during this time.

10. There is a high volume of traffic in Collaroy St using the 100 metres between the traffic lights on Pittwater Rd and 1-5 Collaroy St to execute a 3-point turn before travelling southbound. The additional vehicles on the road will increase the risk of accidents. Therefore I would request a traffic analysis be performed by council.