
From: [REDACTED]
Sent: 27/07/2025 6:05:05 PM
To: Council Northernbeaches Mailbox
Subject: Reference DA 2025/0934
Attachments: 32A Edgecliffe looking North.jpg;

Hello,

With Reference to proposed DA 2025/0934 for 32 Edgecliffe Blvd, Collaroy Plateau 2097.

Upon further review of the DA and Proposed Plans, we make the following submissions.

1. As mentioned in our previous email, the Plans refer to Number 30 Edgecliffe Blvd, not 32A . We are the direct neighbours at Number 32A , Number 30 is another house to the south of us.
The footprint of Number 30 has been used in the plans, not the footprint of our house – this has the effect of giving a completely inaccurate view of privacy and overlook as our house extends a lot more to the rear of the properties than is shown on the plans, and gives rise to the importance of the following points and concerns raised.
2. At present, there is a solid privacy screen to the South of the existing smaller deck from the Upstairs Master Bedroom (see attached photo) – the Plans appear to show that all the new balustrading would be glass, we would strongly object to this and believe that a solid privacy screen should still be in place for the southern end. Otherwise our neighbours and their guests would be looking straight into our bedroom.
3. On the Ground floor Window W4 is a south facing window to a Bathroom that looks into our Living area – this should be glazed opaque or frosted.
Similarly Window W10 on the Upper floor is to an ensuite bathroom and should be glazed opaque or frosted.
4. Window W11 would look directly into our rear entertaining deck meaning lack of privacy - this window is to a stairwell, so not sure why it's required at all, but at least should be a high level glazed opaque or frosted.
5. To the rear of the southern wall of number 32 Edgecliffe Blvd are 2 recently installed airconditioning units – all the hot exhaust air from these units exits straight across to our rear entrance doorway and kitchen window. We have already requested that deflector screens be installed, as during heavy use in the warmer months, we cannot open our doors or windows, but this is yet to occur. The proposed connection of the garage to the main house will exacerbate this situation, as it will have the potential of removing airflow and increasing the build up of hot air in an enclosed area.
6. Because the rear driveway is narrow and shared , we have concerns about it's use during construction, by large or heavy equipment / vehicles. There would appear to be a need to remove old concrete from the existing carport and to lay new concrete to widen the garage, but we still need to access our garage and use of the driveway.

There is insufficient space for vehicles to turn around.

What provisions are there for remediation and reinstatement of any damage to the driveway / fencing for this DA?

7. On a similar note – the proposed DA is to extend the garage and connect to the main house – the garage is a shared construction with us , using the same roof.

The rear wall of Number 32's garage is our rear boundary , together with a brush fence.

What provisions will be in place to cover any structural changes / damage to our garage, wall and fence?

Regards

Sandy and Peter Moule
Owners
32A Edgecliffe Blvd,
Collaroy Plateau 2097



