
Sent: 1/04/2020 11:51:50 AM
Subject: DA2019/1522 - 41 to 43 Beach Rd Collaroy
Attachments: 41-43 Beach RD ISSUED.pdf;

To whom it may concern,

I have attached a submission in relation to the application currently being considered by council being DA2019/1522.

Should you have any questions, please do not hesitate to call.

Jason Bennett
Managing Director



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1st April 2020

Northern Beaches Council
Town Planning Department

RE: DA Application number DA2019/1522 – 41 to 43 Beach Road Collaroy

We are a resident at 33 Beach Road and I am writing to express our concerns over the impact that the proposed development will have on our property, specifically its impact on our views together with the visual impact of the location. We have been giving a great deal of consideration to the impact of the development on us since the plans were put on public exhibition, and we feel that we have no choice as the impact is significant.

By way of background, we moved to the location due to the significant amounts of vegetation and nature outlook of the landscape in the area. The rolling nature of the headland had been well preserved with the existing dwellings compassionate to its location. We are concerned that the location of the bulk of the development along the southern boundary will totally remove that natural landscape and replace it with a 2-3 story building.

The following are some specific comments in relation to the application:

1.0 View loss

The analysis of view loss within the application does not take into account the excessive scale of this development. Views of vegetation and headland are being replaced by views of a massive concrete and glass structure, decks and privacy screens.

The development totally removes our current view and replaces it with a 2 to 3 story building along the length of its southern boundary. The application does not take into account the impact on the view from 33 Beach Rd across the headland.

The current dwellings on the site maintain an alignment with their neighbouring properties to the north that provides a consistent building line. What is the reason for the building line to be changed in this case from its current alignment?

Current View Line

Current building line.



Photomontage of current view line:

Photo 1.



Photo 2:



Impacted View Line



2.0 Setback from the Southern Boundary:

As the proposed development will be constructed over the amalgamation of two blocks, this provides the opportunity to ensure that bulk and scale of the development is pushed back from the southern boundary to ensure that the vegetation and flow of the headland is not compromised.

The current proposal pushes the building envelope and decks to the extreme edges of the block at the detriment to the impact on neighbours' views across the headland, privacy, and the public amenity of the adjoining public park area.

3.0 Height:

With regard to the height of the dwelling along the southern boundary, while the ridge height of the proposed dwelling is less than that of the existing height of no 43, the single dwelling extends much further across the eastern boundary than the existing structures as outlined earlier. A significant portion of the building is massed on the southern side of the amalgamated block, with far greater bulk and height visible from the public domain of the adjoining headland park and especially from Fisherman Beach.

The proposed three-story structure does loom over neighbouring properties and it will totally transform the view from being of ocean and nature to a far more built up constructed environment due to the way that the building has been designed to crown the southern boundary of the site.

Should you wish to discuss our concerns, I can be reached on my mobile number as follows:
0414 554 256.

Yours Sincerely,

A handwritten signature in black ink, appearing to be 'JB' with a long horizontal stroke extending to the right.

Jason Bennett