

Re: Application no. DA2019/1522, 41 and 43 Beach Road, Collaroy

Attention: Ms Anne-Marie Young, Principal Planner

Dear Ms Young

We refer to Council's letter to us of 3 June 2020 advising of amended plans and documents for the above development application.

Our property is 25 Beach Road, Collaroy which is not close in proximity to the proposed development location but is in direct line of sight to it. The attached photo shows the direct line of sight from our property to the south eastern corner of the proposed development.

The 2nd attached photo shows the current view to our property from the southern side of the proposed development.

Three poles recently erected on the development site to show the height of the development on its eastern and southern sides can be seen in the first attached photo. Because the three poles are thin they are not highly visible in the photo, so we have highlighted them.

We strongly object to the proposed development as currently planned. The principal reasons for our objection to the development are:

1. It is out of keeping with and not sympathetic to the Collaroy headland and Fisherman's Beach environment.
2. Its bulk and scale are excessive.
3. It overlooks and overshadows a number of neighbouring properties, setting a negative precedent should Council approve the proposed development.
4. It does not comply with planning controls.

1. Unsympathetic nature

While the purpose of planning laws and controls is not to prevent what some might consider to be ostentatious displays of wealth, those laws and controls are designed to enable reasonable development and to ensure developments do not adversely impact beyond a reasonable level the surrounding built and natural environment.

The sheer scale of the proposal (for example, a balcony roof that curves upwards to reach 4 metres above the balcony floor very close to the public reserve, and a fence/privacy screen on the southern side of the development that appears to be over 5 metres high), is out of keeping with the Collaroy headland environment. Rather than blend in and align with the environment, the development will dominate the Collaroy headland, particularly when viewed from the south and the east and on Fisherman's Beach south east from the development.

No other properties in the vicinity - other than the applicant's existing home at 51 Beach Road and the older style apartment building at 49 Beach Road - are out of keeping with the environment. Other properties fronting the public reserve on the headland as well as those in Beach Road facing Fisherman's Beach have been sympathetically designed with low to medium profiles that do not dominate or diminish the environment. The proposed development does both, negatively impacting the natural beauty of the environment.

The proposed height and scale of the development, built so close to the public reserve and towering above Fisherman's Beach, will detract from the relaxed atmosphere of the naturally beautiful area. It is one of the gems of Sydney, a sanctuary and playground

simultaneously. Surely it is possible for the applicant to develop the house of his dreams in a more subdued and sympathetic manner. Great wealth should be able to be enjoyed by the applicant, but it should not be inflicted on others who live in and visit the area.

2. Excessive bulk and scale

The proposed development is enormous, both in height and overall bulk. The vast bulk on the southern boundary of the development site and on the eastern boundary significantly diminish the view towards those boundaries.

For example, as can be seen in the attached photos the outlook from our property towards the development will be very adversely impacted. Instead of the current outlook of sky and Norfolk pines, the outlook from our property will be onto the excessive bulk of the three storey southern side of the development as well as its high privacy screen/wall. The bulk of the building will be in stark contrast to the natural environment we look towards currently.

We accept that appropriate development of the site might have some impact on the outlook from our property. However, the development's proposed scale and bulk aggravate the impact far more than one would expect in a reasonable development proposal.

The bulk and scale of the development are more akin to a monument rather than a family home in a quiet, residential zone fronting onto one of the most beautiful natural environments of the Sydney coastline.

3. Impact on neighbouring properties

The proposed development appears to overlook and overshadow a number of properties, particularly the properties immediately to the south. It is unreasonable to overshadow outdoor areas, solar panels

and windows to the extent proposed. Residents in those properties should not suffer such loss of amenity of their properties regardless of whether the development complies with planning controls (which it does not).

The imposing size of the development on its southern boundary, towering over the neighbouring properties and reducing the privacy enjoyed by residents of those properties should not be permitted.

While the residents of the relevant properties are able to speak for themselves, it would set a poor precedent for Council to allow such a loss of amenity, light, sunshine and privacy as the price for the applicant building the home of his dreams. A reasonable approach to the development would see the loss minimised while still affording the applicant appropriate development rights.

4. Non-compliance with planning controls

It appears that the development does not comply with a number of planning controls namely :-

- Wall height +30% to the Southern Wing
- Height of Building +11% to the Southern Wing
- Side Boundary Envelope significantly outside the envelope by over 5.8m along the southern boundary
- Rear Setback dwelling and deck +56%

Other submissions have dealt with this failure to comply with these development controls and we concur in particular to objections raised by Mrs Jan Dorsen and Bill and Victoria Buckle in their submissions.

In closing, we request that the Development Application be refused and a fully compliant proposal be submitted in keeping with the beautiful character and public amenity of this iconic and special location should the Applicant wish to proceed.

Your faithfully
Schaan and David Cohen
25 Beach Road,
Collaroy.



