
Sent: 4/02/2020 3:32:44 PM
Subject: DA 2019/1522 41 -43 Beach Rd, Collaroy
Attachments: 41-43 Beach Rd Collaroy.docx;

Could the attached objection please be forwarded to Anne Marie Young?
Many thanks,
Rebecca Thomas

Dear Ms Young,

I am writing regarding my concerns about the proposed development at 41-43 Beach Road, Collaroy. The scale of the house is excessive (is a 3 story, structure with an 11 car garage and 8 bathrooms seriously considered to be low density residential?). The proposal negatively impacts the amenity of the adjoining public spaces and severely compromises the privacy, views and light of adjoining properties.

Given that this is an amalgamation of two blocks into one, why have setbacks not been strictly adhered to? Given the massive size of the structure, these rules should be non negotiable. It seems instead that this has been interpreted as an opportunity to push the building and decks to the extreme edges of the block without any regard for the impact on neighbours views, privacy, overshadowing and the public amenity of the adjoining public space.

Privacy screens on the proposed deck do not compensate for the non compliance of the deck, which still remains an oversized built form .The fact that the adjoining public domain near the deck is steep, covered in vegetation, and not accessible, is not a valid argument for building a deck over an area of the site which is also steep, covered in vegetation and not currently accessible.

The large scale of the excavation proposed effectively means the headland, parts of which are a land slip risk, is being replicated in concrete. At the same time, existing wildlife and breeze corridors have been blocked above the ground.

While the ridge height of he 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 and the majority of the building is massed on the southern side of the amalgamated block with a far greater bulk and height visible from the public domain of the adjoining headland park and especially from Fishermans Beach,. From this vantage point the proposed thee story structure looms over neighbouring properties, blocks views and sunlight and appears as an artificial glass, metal and concrete podium, masquerading as a headland.

This proposal is not at all sympathetic to its headland site or in keeping with the local character. It is too large and is very inconsiderate of neighbours and the public's right to also enjoy this remarkable location.

Yours sincerely,

Rebecca Thomas

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