
Sent: 1/02/2020 7:33:28 PM

Subject: PROPOSED DEVELOPMENT DA 2019/1522, 41 and 43 Beach Rd, Collaroy

ATTENTION:

Anne-Marie Young

Principal Planner

Northern Beaches Council

Dear Ms Young

RE: PROPOSED DEVELOPMENT DA 2019/1522

LOT 1 DP 300846 and LOT 2 SEC 7 DP 7391 41 and 43 BEACH ROAD, COLLAROY

Thank you for the opportunity to lodge a submission on the proposed development at 41 and 43 Beach Road, Collaroy.

I write on behalf of the owners of 45 Beach Road, Collaroy which adjoins this development on its northern side, our southern side.

We have a number of objections and issues listed below which we trust the applicant can address and resolve to our satisfaction. Alternatively, we request that Council direct the applicant to adopt our proposed amendments and submissions as a condition of consent. Otherwise our amenity will be severely impacted.

SOUTHERN SIDE SETBACK

The proposed massing will substantially increase the presence of built form along our southern boundary, impacting light, views and privacy from our verandas, street courtyard, and bedrooms along the southern façade of our house. The side setback has moved closer to our boundary since the pre-DA meeting. Given the length of the façade along the southern boundary, we request an increase to the side setback, at least to the alignment noted in the pre-DA footprint location.

REAR SETBACK

The rear setback does not comply with the DCP setback. Given the size of the site and available area for a complying building envelope, we don't see any reason why compliance with the DCP would be deemed unnecessary. Compliance with the DCP would have material amenity improvements for ours and neighbouring properties in terms of building mass and sight lines towards Long Reef.

PRIVACY

The proposed Northern façade has extensive use of glass adjacent to our upper level bedrooms, eastern verandah and our garden area. We would ask for privacy screens included as a condition of consent that could still provide 43 Beach Rd with sun and views to the north east while providing mutual privacy between our southern façade and their proposed northern façade.

SUBSURFACE DRAINAGE

Based on feedback from the previous owners of 43 Beach Rd we understand the property has substantial sub-surface drainage issues. We are concerned this condition could be further exacerbated or directed towards our property by the extent of excavation for the proposed basement. We request this be properly addressed in the conditions of consent so an appropriate geotechnical and hydraulic investigation and resolution is included as part of the CC requirements so as to guarantee we will not inherit any sub-surface drainage issues.

DILAPIDATION REPORT

Given the extent of the proposed excavation we would want our property to be included for a required dilapidation report as part of the CC requirements.

PROTECTION OF OUR PROPERTY FROM DEMOLITION AND BUILDING WORK

As the development will involve major demolition and construction on the southern side of our property, close to kitchens, bathrooms, bedrooms, and garden area we ask Council to ensure the owner erects protective covering to safeguard our property from excessive dust etc during the demolition and building process. This would help limit the detrimental affect to our amenity during this period.

We look forward to your advice

Yours sincerely

Mary-Anne Armstrong Catherine Dewe Mathews, Margaret Armstrong, John Armstrong and Patricia Armstrong