

Northern Beaches Council
725 Pittwater Road
Dee Why NSW 2099

September 1st 2020

DA2020/0501 – 1/2 & 2/2 Beach Road, Collaroy.

Dear Sir/Madam,

David Ronson the owner of 1/2 Beach Road Collaroy and I have read the council's development application assessment report completed by Thomas Prosser and after discussing the report, I would like to submit our comments.

The Collaroy basin is made up of many properties of various shapes and lot sizes below 600m². There are also separate properties that back on to each other such as 36 Beach Road Collaroy & 37 Cliff Road Collaroy which are 2 separate lot's which is exactly what we would like to do.

A few other properties to note:

- 14 Beach Road Collaroy does not go all the way to Cliff Road Collaroy as it backs onto 18 Ocean Grove Collaroy.
- 15 Cliff Road Collaroy does not go all the way to Beach Road as it back onto 16 Beach Road Collaroy.
- 38 Beach Road Collaroy seems to only have a narrow driveway access only from Cliff Road Collaroy.
- 30 Beach Road Collaroy is an apartment complex.
- 49 Beach Road Collaroy is an apartment complex.
- 7 Ocean Grove Collaroy is an apartment complex.
- 7 Brissenden Ave Collaroy consists of townhouses.

In the current configuration and proposed works, 1/2 Beach Road Collaroy is only accessible from Cliff Road Collaroy and 2/2 Beach Road Collaroy is only accessible from Beach Road Collaroy. There are also no common walls because there is a gap between the 2 properties that ranges between 100mm to 200mm. As such, approving the DA would allow the pointless and onerous strata requirements to be removed. With both the NSW and Federal governments facing the greatest deficit since the Second World War, it would be imprudent to require the strata to remain, knowing it will then require employee resources of both the NSW and Federal government to manage and maintain the paperwork on a strata that serves no functional purpose.

In regards to the council's desire that in the future a person may buy the 2 properties and then convert them back into 1 property, it would be more likely to happen if they were separate properties than if they remain part of a strata. The simple reason being that there would be a far smaller pool of potential buyers who would consider buying a property that is part of a strata with the hope that at some point in the future the other owner may decide to sell their property. This is because any potential buyer would know that they would have the additional burden of dealing with the strata requirements even though the other property in the strata may never come up for sale again as it could be passed down through the other owners family.

Furthermore the potential buyer would have to accept that they would have to pay a premium to ensure that they became the purchaser of the other property if it ever became available. This would be because they would have to ensure the property was not bought by someone else for a higher price, at which time the council's desired outcome would again not be achieved. Added to that it would cost more to buy the 2 separate properties than it would be to buy a single property of comparable size of both 1/2 and 2/2 Beach Road Collaroy.

We also note that there were no objections/submissions in regards to this DA. As the Collaroy Basin is considered a desirable place to live and quite a significant number of purchasers of property in the Collaroy Basin are from people who already live in the Collaroy Basin or the local area, if those people thought that there would be an advantage to them possibly purchasing either of the properties in the future with the strata remaining on the properties, then we believe there would have been at least 1 objection/submission in regards to the DA being approved.

Based on the above, we do believe that it is more likely the council's objective would be attainable if the 2 properties were allowed to have the strata removed.

The other issue is that there is a fire safety issue without a fire break or fire rated wall between the 2 houses. We note that on the Northern Beaches council website it say's that the Northern Beaches Council takes fire prevention very seriously and that it is everyone's responsibility.

<https://www.northernbeaches.nsw.gov.au/community/safety-and-wellbeing/fire-safety>

In this case it appears that the council's desire that the properties are joined again as a single property at some point in the future, outweighs the safety of the occupants of 1/2 and 2/2 Beach Road Collaroy, and the surrounding neighbours.

The works to be completed in the proposed DA are to create a fire break between the 2 houses because in the current configuration, there are significant fire risks to all occupants of 1/2 and 2/2 Beach Road Collaroy. If for example, a person in 1/2 Beach Road Collaroy fell asleep smoking a cigarette or there was a simple electrical fire, as there is currently no fire break or fire rating between the 2 houses the fire would pass between the unprotected narrow gap between the houses. The radiant heat from the fire in the other house, combined with the air passing through the gap between the 2 houses would increase the intensity of the fire providing me significantly less warning before the fire overwhelmed my house, which is why the 900mm fire separation between the 2 houses has been included as part of the DA.

Within the executive summary of the council's development application assessment report it states that;

"Although the proposal would not result in any further impact caused by existing dwellings, the subdivision would restrict all opportunity for future development to provide density that is acceptable for the area."

We agree that the proposal would not result in any further impact caused by existing the dwellings as the approval would actually reduce the size of one of the dwellings. What is important to note is that the approval would increase the fire safety for both the properties and the houses surrounding the properties. We do however disagree that the subdivision would restrict all opportunity for future development to provide a density that is acceptable in the area as there would have also been objections from the local community if that were the case.

Noting the shapes and sizes of the lot's within the Collaroy Basin including properties that back onto each other in the same manner that we are trying to achieve and the apartment complex's and townhouses, and the fact that there were no objections from the local community in regards to this DA application, we respectfully request the Council reconsiders it's recommendation and approves the DA.

Sincerely,



John Bates

Owner: 2/2 Beach Road Collaroy NSW 2097