
From: Scott Macqueen
Sent: 3/06/2024 3:12:47 PM
To: Council Northernbeaches Mailbox
Cc: Felicity Macqueen
Subject: TRIMMED: 2nd response to application DA2023/1395 - 12 Cliff Road, Collaroy
Attachments: NEW SUBMISSION - 12 CLIFF RD 03-06-2024.pdf;

To Adam Croft,

Please find attached our 2nd submission to DA2023/1395. we were unable to upload this file online.

It has images which help to explain our issues for consideration.

Kind regards,

Scott and Felicity Macqueen
Owners of 12 Cliff Rd, Collaroy



03/06/2024

Northern Beach Council

RE: 12 Cliff Road, Collaroy – 2nd response to application DA2023/1395

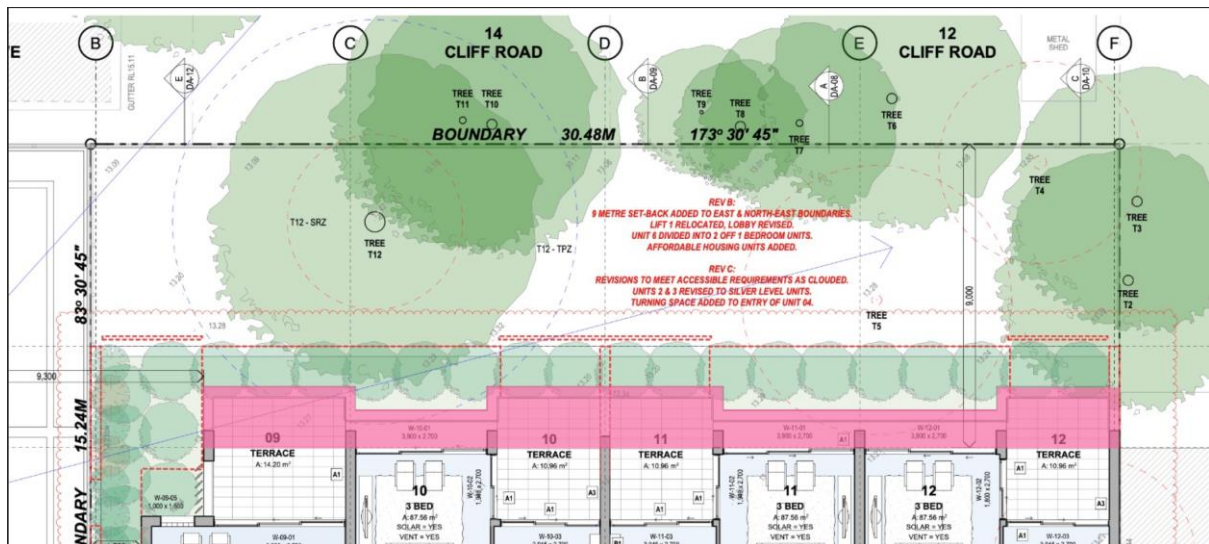
Dear Adam,

We are writing to express our concerns regarding the latest development proposal submitted for the property adjacent to ours at 12 Cliff Road, Collaroy. Whilst we are amenable to the reduction in building height to three stories, there are still significant issues that need to be addressed.

Firstly, the 9-meter setback from our boundary fence, as specified in the Apartment Design Guide (ADG), is not being met in several instances, raising the following key concerns:

1. The balconies and terraces on the first level encroach significantly into the required 9-meter setback.
2. The ground floor is only 6 meters from the eastern boundary – raising health and wellbeing concerns due to the proximity of the car park to the adjoining eastern properties and enabling the setback encroachment on the upper levels.
3. As the underground basement is 6 meters from the eastern boundary, we are concerned with the potential instability this may cause to the large Cook Pine as the build significantly encroaches into the Tree Protection Zone.

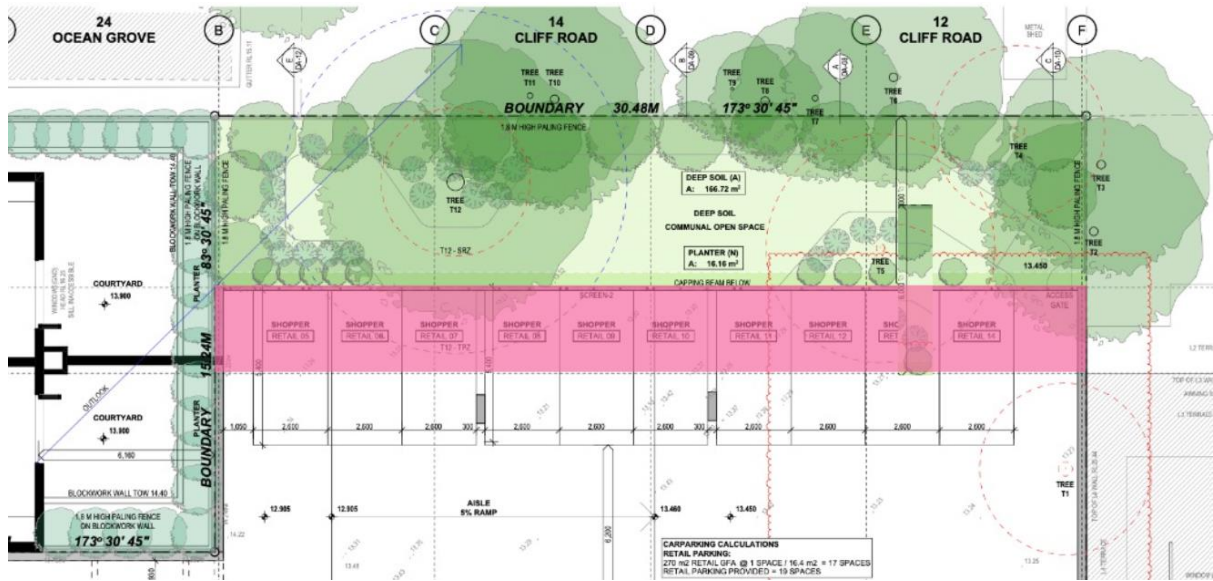
Our primary concerns relate to points (1) and (2) above. Regarding the breach on the first level, we believe this will be visually imposing from our children's bedroom windows and living room areas. As this is our family home, we are deeply concerned about our children's privacy while playing in the living room and backyard. It is our understanding that the 9-meter setback in the ADG should apply to the entire building, including balconies and terraces, and we request that this regulation be strictly enforced.



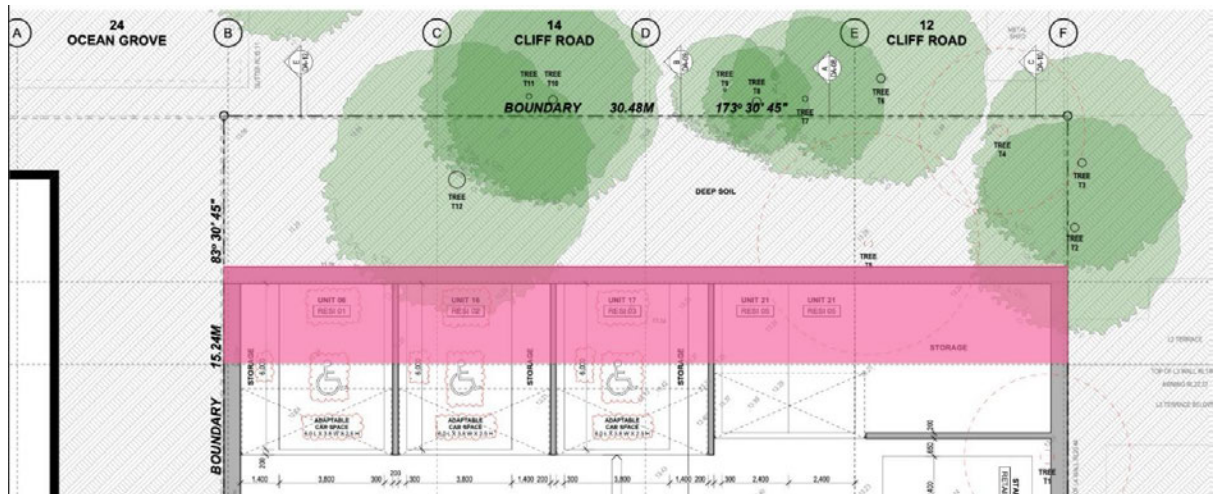
Plans master set amended 29th April 2024 – Level 1 (pink area non-compliant – encroaches into 9m required set back)

Additionally, we have health concerns regarding car exhaust fumes potentially being directed into our backyard. The eastern side of the ground floor indicates a wall where vehicles will be parked. We would like to understand where these fumes will be directed to ensure they do not pollute our backyard and pose health risks to our family.

We also seek clarification on the building material of the eastern wall, ground floor. If the material is transparent, such as glass bricks, car headlights could shine directly into our property, affecting our living and bedroom spaces at all hours of the day.



Plans master set amended 29th April 2024 – Ground Floor (pink area non-compliant – encroaches into 9m required set back)



Plans master set amended 29th April 2024 – Basement (pink area non-compliant – encroaches into 9m required set back)

Furthermore, we reiterate our concerns from our previous submission. The Council's Design + Sustainability Advisory Panel Meeting Report (dated 26 October 2023) states: "Increased setback from rear... complemented by large trees in the yards of the neighbours." We are concerned that the Council has included the vegetation on our property as part of the build's amenity. Should our trees die for unforeseen reasons, our property would lose privacy into our backyard, living, and bedrooms from levels 1, 2, and 3. The developer should provide their own tree coverage to ensure neighbours' privacy. We request that a minimum bag size of 100L Backhousia citriodora be planted along the eastern boundary.

Thank you for taking the time to consider our concerns. Please do not hesitate to contact us with any questions.

Kind Regards,

Scott & Felicity Macquene - Owners of 12 Cliff Rd, Collaroy