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**Sent:** 28/05/2020 4:37:15 PM  
**Subject:** 9-11 BIRDWOOD AVENUE, COLLAROY DA 2020-0432  
**Attachments:** 9-11 Birdwood Ave DA 2020-0432.pdf;

Dear Mr Lane,

Please find attached our submission for the above.

Kind Regards

**PAUL BYRNE**  
**Director**

**T: +61 2 9913 7110**

**F: +61 2 9913 5383**

**E: [survey@byrneandassociates.com.au](mailto:survey@byrneandassociates.com.au)**  
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General Manager  
Northern Beaches Council  
PO Box 82  
Manly NSW 1655

Attention: Phil Lane

Dear Mr Lane,

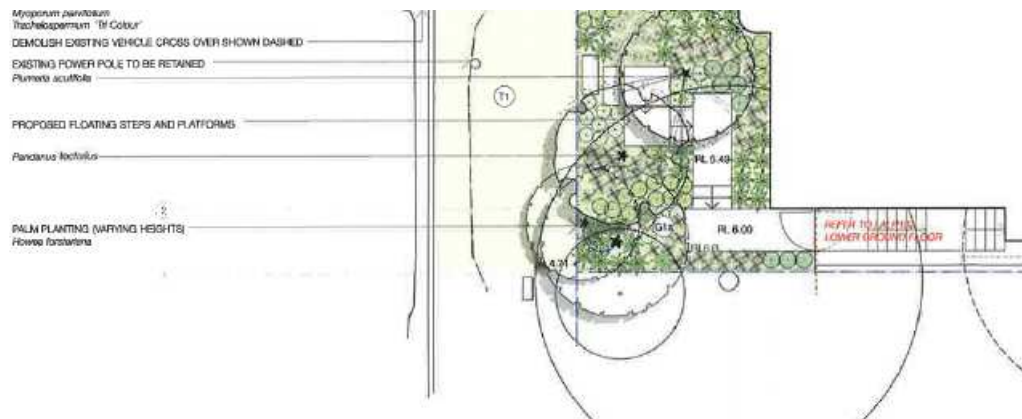
**Re: 9-11 BIRDWOOD AVENUE, COLLAROY – DA 2020/0432  
CONSTRUCTION OF A SENIORS HOUSING DEVELOPMENT & STRAT  
SUBDIVISION.**

We have reviewed the plans, development application and had consultation with a member of the Birdwood Projects team and as such provide the following comments:

1. We are the owners of unit 2 7 Birdwood Avenue and are adjacent to the western boundary of the subject land.
2. Based on the Plans provided with the submission and after discussions with a member of the Birdwood Projects team we would like to support the DA for the Development which we believe to be very smart and of high quality and will add to the general appearance of Birdwood Avenue.
3. The developers intended 2 metre set back from our common boundary in our opinion provides suitable separation between our Buildings.
4. The Shadow diagrams provided to us from the developers has helped alleviate any concerns we may have had in regard to solar access. (refer to copies attached)
5. We do have concern in regard to the proposed planting on part of the western side of the development.

As indicated below (extract from part of the submitted photo montage and part of the Landscape Architecture Plan that accompanies the development application) the proposed planting will block solar access to and impact the north easterly view from our residence. The planting of Kentia Palms at various heights that grow to 15m will block all solar access and the North Easterly views from the curved windows and balcony on our apartment building which were designed to capture these.





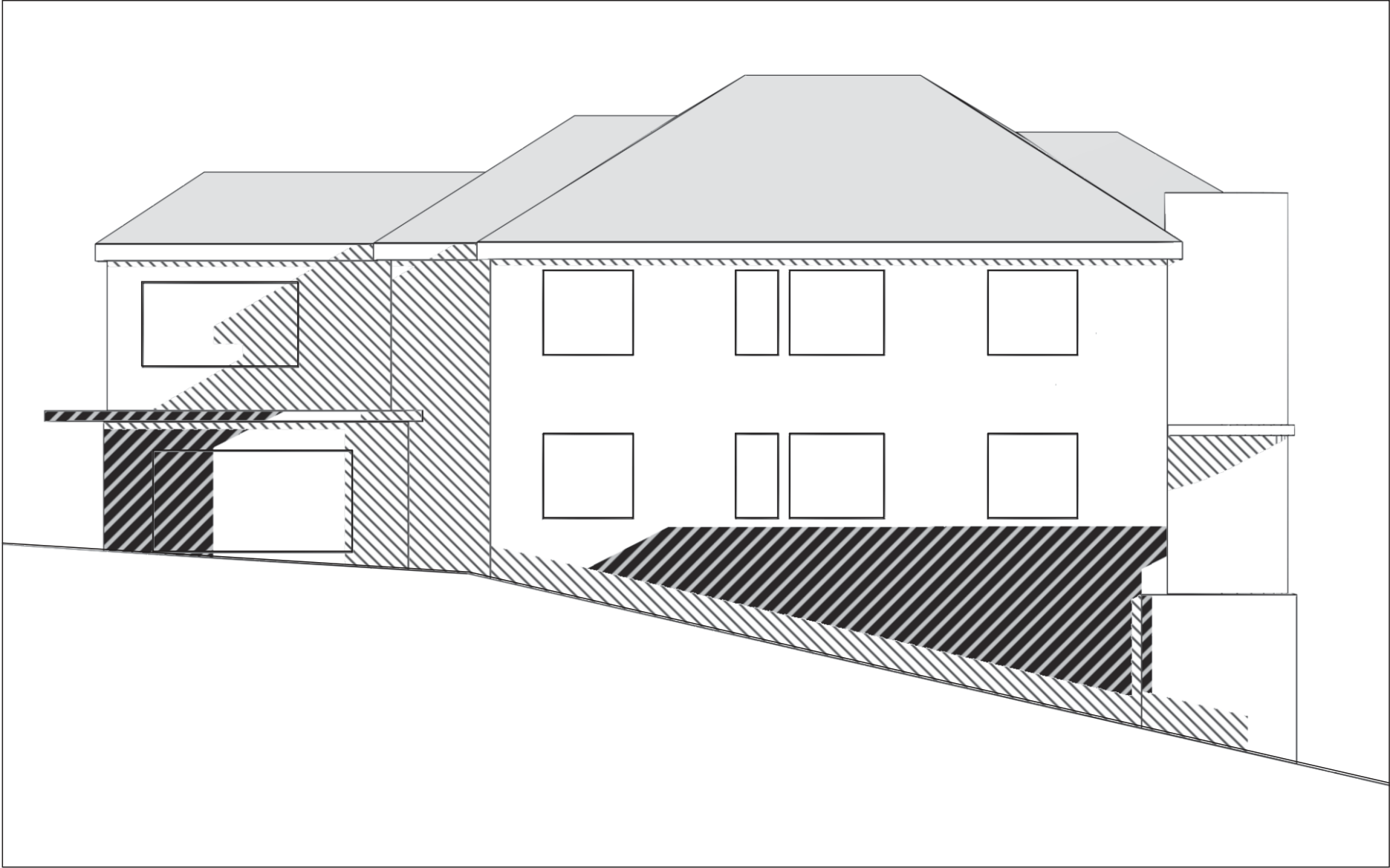
We believe after the consultation that we have had with the developers and the consideration for protecting the Coastal Banksia on our property which frames our North Easterly aspect there will be consideration of our concerns. As such we would ask that Council address this when assessing the development application by either removing it from the development proposal or reducing the height of the proposed planting such that it is below Reduced Level 9.06 AHD the floor level of our balcony. This can also be seen as a benefit for the development as it will increase their solar access from the west.

In conclusion we add our support to the development as submitted other than comment 5 above and wish Birdwood Projects the best with the development.

Yours Faithfully

Paul and Judy Byrne

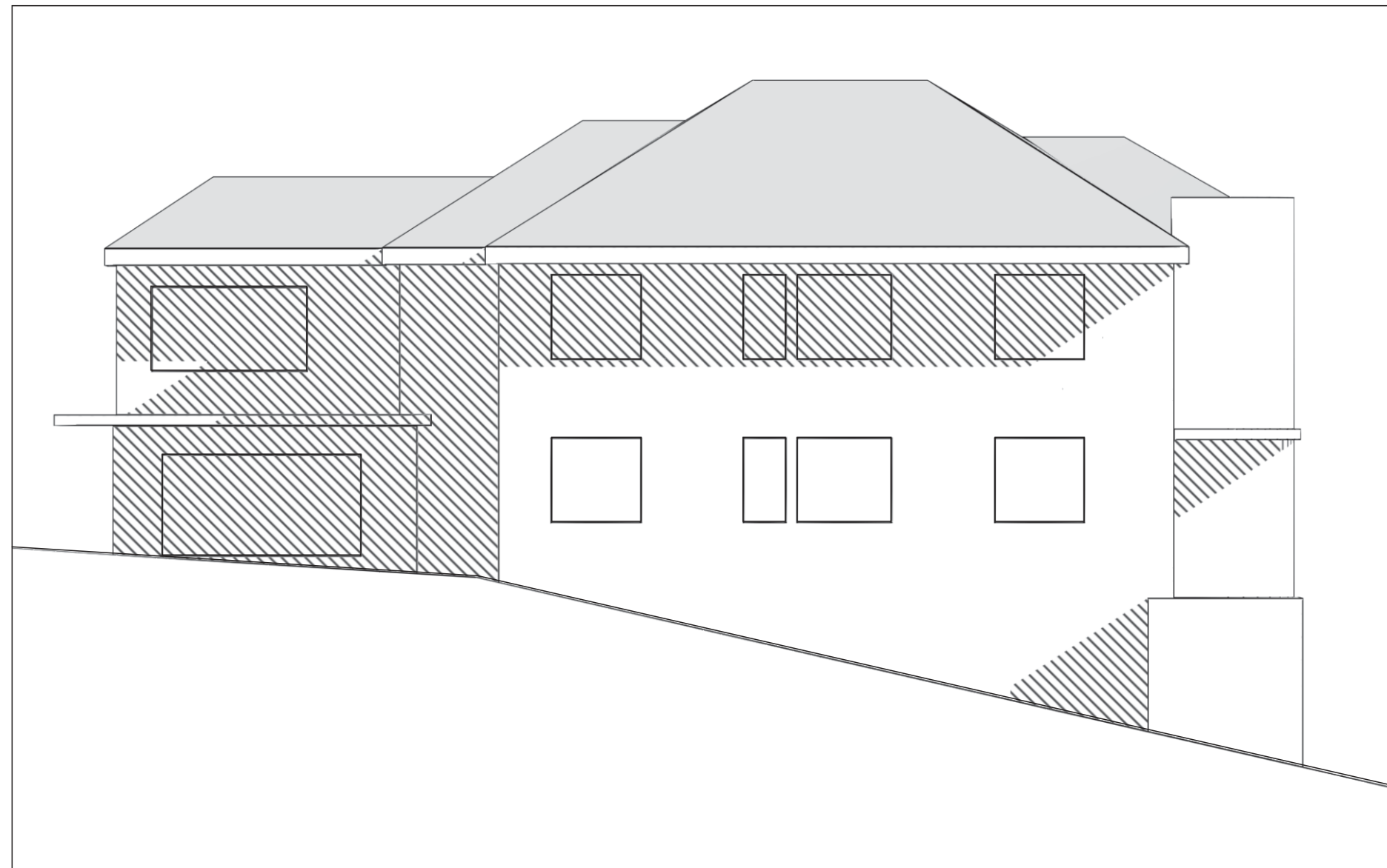
SHADOW DIAGRAM EAST ELEVATION OF No. 7 BIRDWOOD AVENUE  
JUNE 21st



9.00 am

<div><div></div>Shadow from existing buildings</div> <div><div></div>Additional shadow from proposed buildings</div> <div>NOTES</div> <div>Shadows from existing or proposed vegetation have not been considered. Shadows calculated according to information provided from survey and architectural drawings.</div>		DIGITAL LINE Pty Ltd PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708	Architects  Suzannah Esdaile	Project  Proposed development at 9-11 Birdwood Ave, Collaroy, NSW	Job N. Sh2593_2a
					8/04/2020
					Scale 1:100 printed @ A3

# SHADOW DIAGRAM EAST ELEVATION OF No. 7 BIRDWOOD AVENUE JUNE 21st

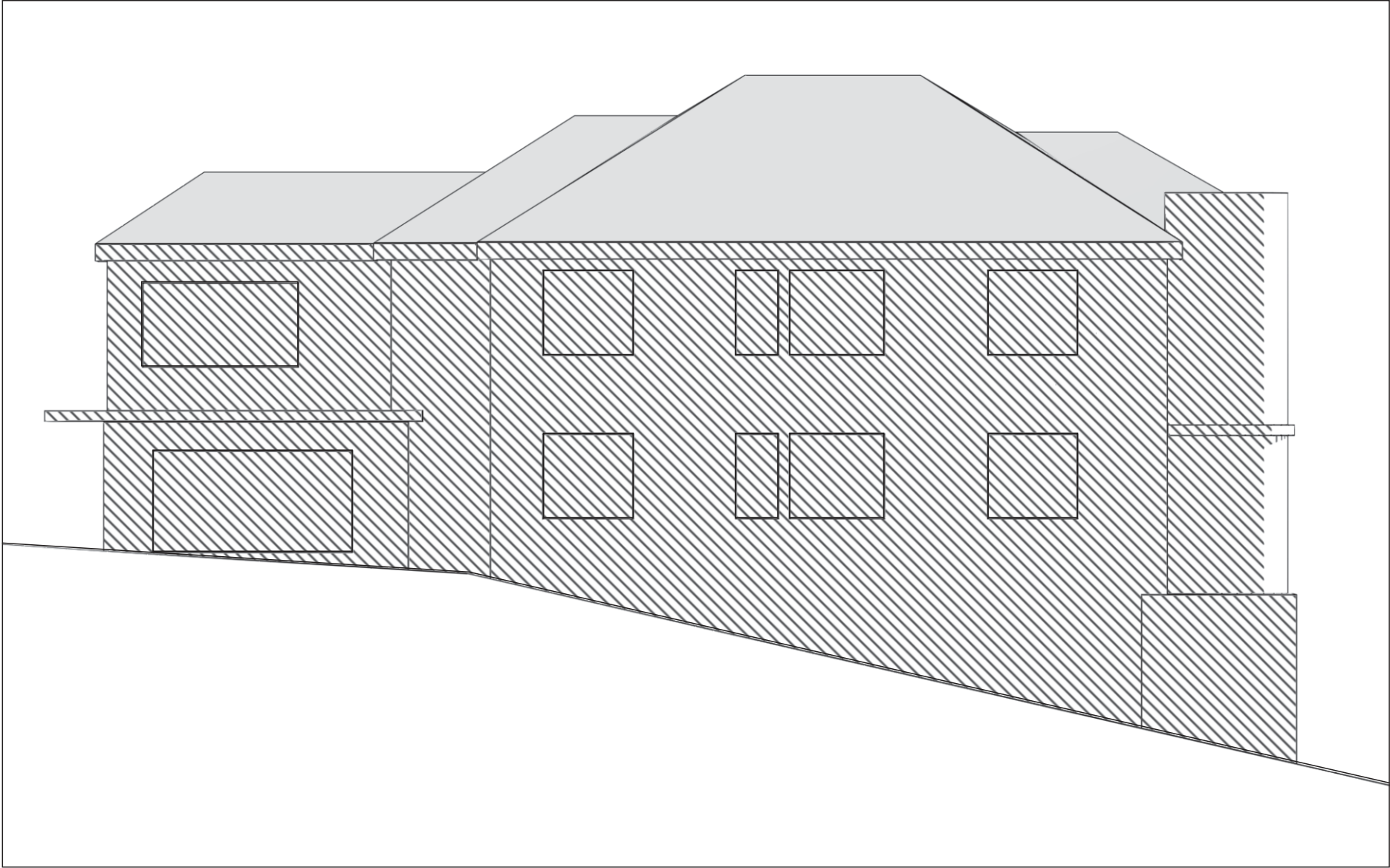


12.00 noon

<div> <div></div> <div>Shadow from existing buildings</div> </div> <div> <div></div> <div>Additional shadow from proposed buildings</div> </div> <p><b>NOTES</b> Shadows from existing or proposed vegetation have not been considered. Shadows calculated according to information provided from survey and architectural drawings.</p>		<p>DIGITAL LINE Pty Ltd PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708</p>	<p><b>Architects</b>  Suzannah Esdaile</p>	<p><b>Project</b>  Proposed development at 9-11 Birdwood Ave, Collaroy, NSW</p>	Job N. Sh2593_2a
					8/04/2020
					Scale 1:100 printed @ A3



SHADOW DIAGRAM EAST ELEVATION OF No. 7 BIRDWOOD AVENUE  
JUNE 21st



3.00 pm

<div><div></div>Shadow from existing buildings</div> <div><div></div>Additional shadow from proposed buildings</div> <div>NOTES Shadows from existing or proposed vegetation have not been considered. Shadows calculated according to information provided from survey and architectural drawings.</div>		DIGITAL LINE Pty Ltd PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708	Architects  Suzannah Esdaile	Project  Proposed development at 9-11 Birdwood Ave, Collaroy, NSW	Job N. Sh2593_2a
					8/04/2020
					Scale 1:100 printed @ A3

# SHADOW DIAGRAM JUNE 22nd

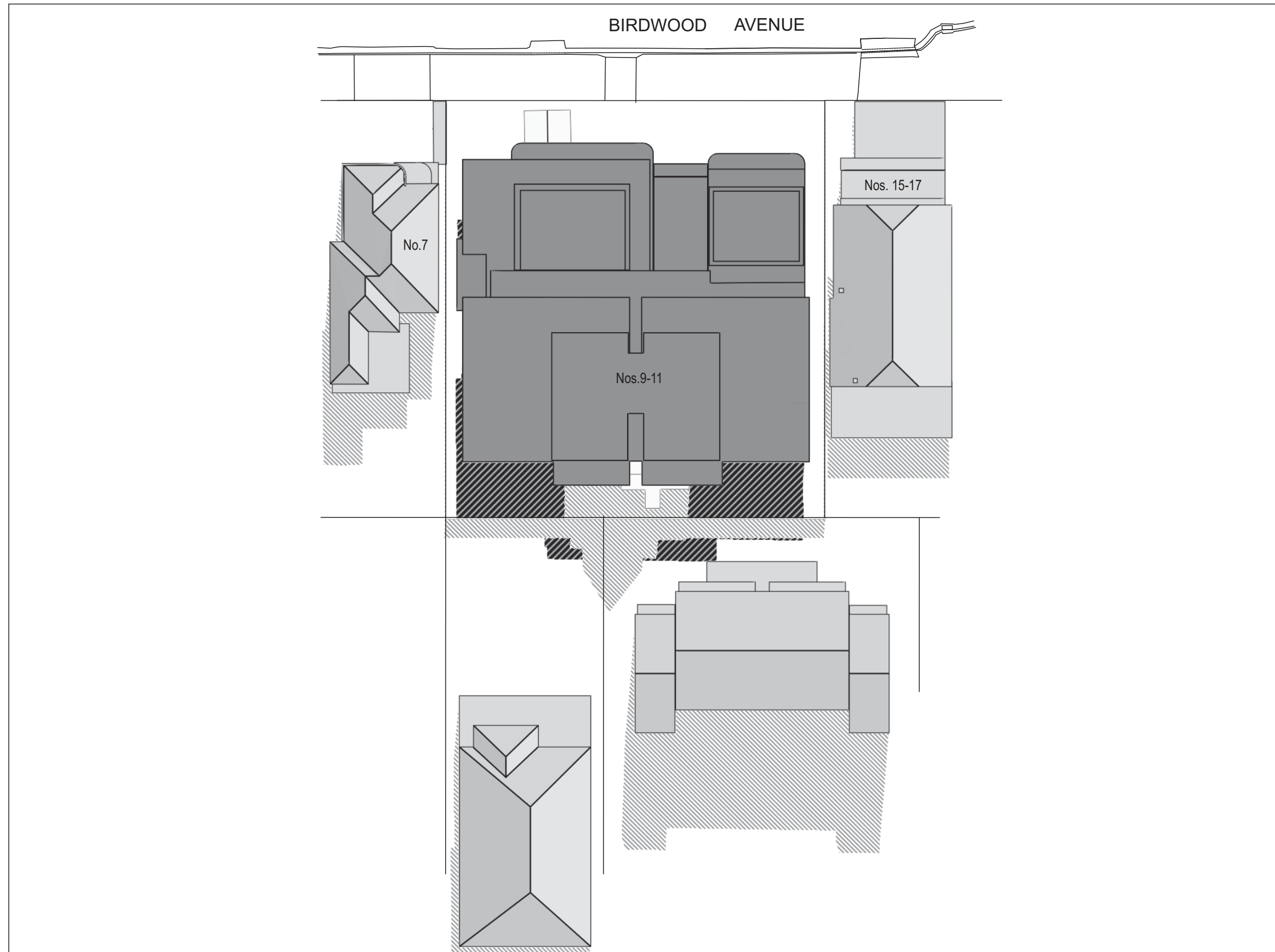


9.00 am

<p>  Shadow from existing buildings   Additional shadow from proposed buildings  <b>NOTES</b>                      Shadows from existing or proposed vegetation have not been considered.                      Shadows calculated according to information provided from survey and architectural drawings.                 </p>	<p>                       Approx. True North                 </p>	<p>                     DIGITAL LINE Pty Ltd                      PO Box 860                      Neutral Bay NSW 2089                      Phone (02)9953 2312                      Fax (02)8003 9708                 </p>	<p> <b>Architects</b>                      Suzannah Esdaile                 </p>	<p> <b>Project</b>                      Proposed development at                      9-11 Birdwood Ave,                      Collaroy, NSW                 </p>	Job N. Sh2593_1a
					2/04/2020
					Scale 1:400 printed @ A3

SH-01

# SHADOW DIAGRAM JUNE 22nd

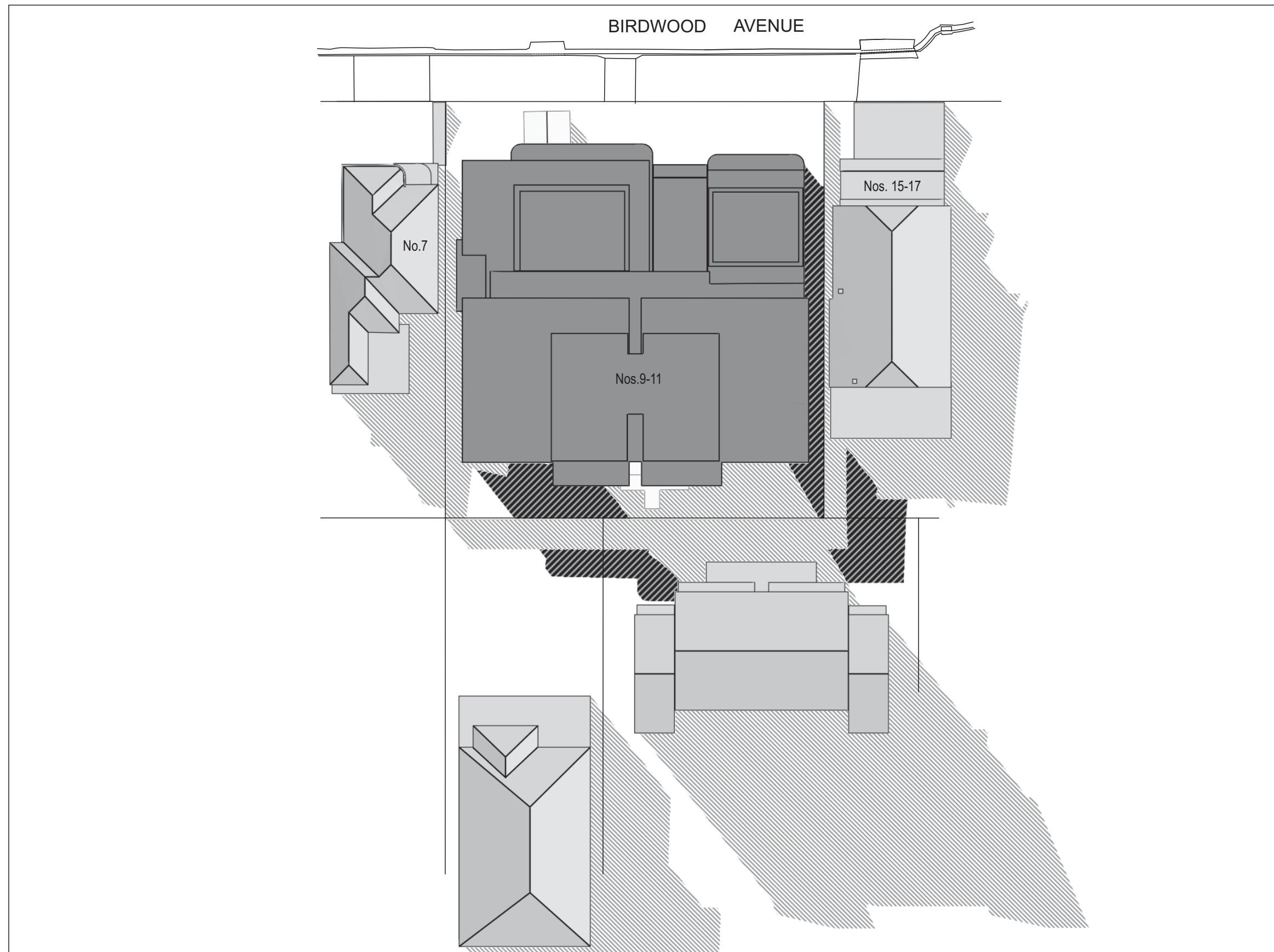


12.00 noon

<div data-bbox="246 1841 305 1877" data-label="Image"></div> Shadow from existing buildings <div data-bbox="246 1892 305 1927" data-label="Image"></div> Additional shadow from proposed buildings <b>NOTES</b> Shadows from existing or proposed vegetation have not been considered. Shadows calculated according to information provided from survey and architectural drawings.	<div data-bbox="1020 1860 1118 1955" data-label="Image"></div> Approx. True North	DIGITAL LINE Pty Ltd PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708	<b>Architects</b>  Suzannah Esdaile	<b>Project</b>  Proposed development at 9-11 Birdwood Ave, Collaroy, NSW	Job N. Sh2593_1a  2/04/2020  Scale 1:400 printed @ A3
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# SHADOW DIAGRAM JUNE 22nd



3.00 pm



Shadow from existing buildings



Additional shadow from proposed buildings

## NOTES

Shadows from existing or proposed vegetation have not been considered.  
Shadows calculated according to information provided from survey and architectural drawings.



Approx. True North

DIGITAL LINE Pty Ltd  
PO Box 860  
Neutral Bay NSW 2089  
Phone (02)9953 2312  
Fax (02)8003 9708

## Architects

Suzannah Esdaile

## Project

Proposed development at  
9-11 Birdwood Ave,  
Collaroy, NSW

Job N. Sh2593\_1a

2/04/2020

Scale 1:400  
printed @ A3