
Sent: 16/07/2020 3:06:48 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

41 and [43 Beach Road](#), Collaroy

We wish to make an additional submission.

Our property, 45 Beach Road, borders the applicant's property to the north. The Applicants Loss View Analysis Table does not address the loss of views to our property. The proposed construction will block substantial views from our upper level dining, lounge and balcony areas that extend across Fisherman's Beach and Long Reef Golf Course to the ocean.

We reconfirm that the overall bulk of the proposed development together with the fact that its footprint will be closer to our property than the existing buildings will have a severe impact on the enjoyment of our property.

Specifically, in addition to matters previously raised by us, the overbearing mass of the proposed building will deprive us of all the amenity and privacy of our front garden that we currently enjoy.

We argue that the proposal is a gross overdevelopment for this unique cliff top locality as well as being excessively out of character with the surrounding buildings and natural environment. It is also clear that the proposal is non compliant in a number of areas which is in itself a reason for the Council to refuse permission for this DA to proceed. In particular we direct your attention to the non compliant setback on the eastern and south eastern boundaries.

We repeat the objections outlined in our previous submissions in the strongest terms.

Yours sincerely

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

45 Beach Road Collaroy