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**From:** [REDACTED]  
**Sent:** 15/11/2022 4:50:43 PM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

15/11/2022

MRS Maureen Forrester  
- 9 Coutts CRES  
Collaroy NSW 2097  
[REDACTED]

**RE: DA2022/1799 - 11 Coutts Crescent COLLAROY NSW 2097**

Megan Surtess  
Assessing Officer  
Northern Beaches Council

Re: DA 2022/1799 - Alterations and Additions to Dwelling House at  
11 Coutts Crescent, Collaroy 2097

Dear Megan,

As the owner of 9 Coutts Crescent Collaroy, the adjacent residence to the east of the subject DA, I advise Council I have no objection to the proposed alteration to the house as submitted except for the conversion of the garage to a gym and the addition and location of a new double carport with roof as currently proposed. I object for the following reasons:

**1. Front Setback - Non-Compliant**

In Lifestyle Home Designs Statement of Environmental Effects, page 4 states "Front Boundary Setback 2.04m to Carport - Does not Comply. However, there is no other suitable location for a carport on the site".

The plans currently submitted identify a dominant and imposing carport structure, noting the roof of the carport would be inline with the eaves of No. 11 house.

The carport structure and its proposed location would adversely impact on my property, both visually with the loss of open space to my western boundary and with the detrimental loss of solar access.

**2. Solar Access - the ability of one property to continue to receive sunlight across property lines without obstruction from another's property**

The shadow diagram submitted as part of the DA shows considerable additional overshadowing of my property and residence from the proposed new front carport structure.

At 12 noon on 21 June (mid-Winter) shadows are shown that would cover my sole western window which services my primary lounge room living area. At 3pm the shadows are extended to cover the whole of my front verandah area which includes the northern front wall of this living area.

Shadow diagrams provided are only in plan format and I would request that the elevated impact on both my northern and western walls be provided so that a further and more accurate assessment of the impact of these shadows can be made.

The proposed shadow impact as currently provided is unacceptable as it severely impacts on my primary living area in regard to mid-Winter solar access and amenity, including my front verandah and grass area.

It is also clear by the shadow diagrams submitted that I do not have winter sun to the rear of my property. Therefore, it's a major concern that the benefit we currently enjoy, and have done for the past 27 years, from the winter sun to my front living areas would be negated if the carport in its proposed location were to proceed.

### 3. Suggestions

I welcome Council Planning Officer, the adjoining owner of No. 11 and my local Councillors meet on site with me so that the visual aspects of my property in regard to the location, slope/grade of properties and location of the proposed carport structure can truly be gauged, rather than via documents.

To alleviate the structural impact and the adverse effect of shadows on my house and property, consideration must be given to relocating the carport to the western rather than the eastern side of the No. 11 site. Alternatively, regrading of the driveway and continual use of existing garage may be a solution.

### 4. Conclusion

I acknowledge and respect that the owner of No. 11 wants to enhance their property and benefit by it. However, I simply want to retain the benefit of my property as described above.

A decision by Council must take into consideration the detrimental effect proposed alterations and additions can have on one's neighbours.

I look forward to a response and site meeting. I can be contacted on [REDACTED] to arrange a suitable time for all parties.

Yours Sincerely

Mrs. Maureen Forrester