
Sent: 17/09/2021 1:07:46 PM
Subject: Re: DA2021/1511
Attachments: 33 Beach Rd Council Ltr.pdf;

> -----Original Message-----

> From: Carolyn Maras <cmaras210@gmail.com>

> Sent: Friday, 17 September 2021 8:52 AM

> To: Council Mailbox <council@northernbeaches.nsw.gov.au>

> Subject: DA2021/1511

>

> Hi Gareth,

> Attached is our submission regarding DA2021/1511 33 Beach Rd, Collaroy. A return email confirming your acknowledgement would be appreciated.

>

> Regards, Carolyn Maras.

> 34 Beach Rd Collaroy

> Ph; 0430019954

M & C Maras
34 Beach Rd
Collaroy 2097

16 September 2021

Northern Beaches Council
Planning & Development

Attention: Gareth David

Re: DA2021/1511 - 33 Beach Rd Collaroy 2097

In response to your letter regarding the above DA Notice of Proposed Development, we are writing to express our concerns over the impact this development will have on our property, specifically on our views, together with the visual impact.

We reside directly opposite number 33 so adding a top storey to the current dwelling is going to obstruct and change our outlook considerably (street and ocean, per attached photo) which will reduce the value of our property.

The significant loss of ocean and scenic views will be impacted due to the height and bulk of the first floor addition. This will also impact surrounding neighbour's properties on Beach Road.

After reviewing the plans (western elevation) we note the finished floor level to ridge height level will be 3.94m. The height will significantly obstruct views for a number of properties on Beach Road. We would like to recommend reducing the roof pitch (similar to the proposed garage roof) which will be less dominant and compliment the street scape and have less impact on views for not only us but surrounding residents on Beach Road.

We also have privacy concerns regarding the windows (W13 and W15) which face the street on the first floor, as they will look directly into our main bedroom and balcony area.

We have reviewed the submission put forward from 32 Beach Rd, which outlines that the proposed building height will be outside the allowed limits. We agree with and support this argument, as well as the changes suggested to the upstairs roof line and stairwell.

We would also like to note that the design is non-compliant with councils DCP wall heights restrictions and boundary setbacks.

We trust that the renovation will be actioned in accordance with environmental regulations for asbestos removal.

We thank you for reviewing our concerns and we look forward to an agreeable outcome. If you have any questions we can be contacted on the numbers below or email cmaras210@gmail.com.

Regards,

CAROLYN MARAS
PH: 0430019954

MICHAEL MARAS
PH: 043364419



