

13 January 2023

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,

I refer to the amended plans (Master Set), dated 5/01/2023, for the abovementioned development application that have been published on the Northern Beaches Council website.

After reviewing the amended plans, I respectfully raise my concern, supplementary to my original submissions of issues. The amended plans have not addressed nor rectified the issues I raised.

1. OVERSHADOWING - When comparing the amended plans to the superseded plans, specifically regarding the double car stand structure, the proposed shadows in the amended plans do NOT reflect any changes whatsoever to the **additional overshadowing**. Therefore, I will be burdened with loss of sun and light, especially the warm winter sun to my living room windows, both the front and western boundary window with No. 11 Coutts.

As detailed in my initial submission, my living room is utilised immensely by myself and family, especially in winter when the room is of therapeutic use with the winter sun. The rear of my property faces south. As such, in the winter it is cold outside on the balcony. For this reason, the front living area is always utilised.

It is very clear on the shadow diagrams provided that the sunlight I currently enjoy in my living room would be lost.

2. DOUBLE CAR STAND - The amended plan indicates the proposed carport with Colorbond roof has been altered to a double car stand, with no Colorbond roof. Please confirm if Council would approve a future application for the addition of a roof to the double car stand.

3. LOCATION OF CAR STAND & BIN STORAGE AREA - With the proposed double car stand and bin storage area remaining in the same location, rather than relocating further west on No. 11 land, my property will be burdened both visually and aesthetically by the dominate structure of the concrete block fender wall and dwarf wall. No other residence in this area has a structure like this at the front of their property.

If the existing garage is not going to be retained and an external elevated double car stand is to be built, so much additional noise and car fumes will impact immensely on the front of my property, especially my living room and bedroom.

4. NON-COMPLIANT SETBACK - I note the applicant acknowledges the non-compliance of the 2.04m front boundary setback. Please advise if this non-compliance is acceptable to Council.

5. DILAPIDATION REPORT - If, as proposed, the substantial concrete driveway will need to be excavated out, there would be a lot of vibration and impact on my property from equipment being used, including jack hammering. I therefore believe Council would require the owner of No. 11 Coutts to undertake a dilapidation report on my property prior to any works commencing. Please confirm if this is the case.

Yours Sincerely,

Mrs. Maureen Forrester