
From: Doug Mansfield
Sent: 30/11/2021 6:42:40 PM
To: Council Northernbeaches Mailbox
Subject: DA2021/2148 73 Hay Street, Collaroy

Attention Ms Claire Ryan,

We are the owners and occupiers of the adjoining property, 71 Hay Street Collaroy. Our property is on the southern side of the proposed development, and is a single storey home.

We have reviewed the plans and other documents submitted in support of the above DA and we are greatly concerned in relation to the height and the proximity to our northern boundary. It is certain that we will lose significant sun and light on our northern aspect which comprises our lounge area and dining room. The shadowing diagrams included with the DA reveal substantial loss of sunlight and significantly greater shadowing.

It seems unsympathetic site planning to weight the second storey addition towards the southern boundary where the overshadowing has the most impact. The northern boundary of the proposed development has a greater set back. Is there a good reason for this design? Perhaps a setback of the second storey on the southern boundary is more appropriate and we are wondering if the applicant has explored other design options which preserve access to sun and light on the southern side to the maximum extent possible.

Also we believe that the southern aspect of the proposal is bulky and overbearing, a southern wall over 7 meters high, 1 meter from the boundary. This is not in keeping with other properties in close proximity.

We strongly dispute the view that this development will have little effect on the adjoining properties and we ask that the Council give our concerns close consideration.

Further we would welcome and encourage yourself to visit our home at a mutually convenient time to better understand our concerns.

Thank you for the opportunity to provide our comments.

Yours Sincerely

Douglas and Colleen Mansfield
71 Hay Street,
Collaroy, NSW 2097
