
From: Katherine McCahey
Sent: 28/08/2025 9:02:49 PM
To: Lachlan Rose; Council Northernbeaches Mailbox
Subject: TRIMMED: Re: DA2025/0842- 215 Headland Road NORTH CURL CURL- amended plans

Dear Mr Rose,

Thank you for the opportunity to review the revised plans submitted for 215 Headland Road, North Curl Curl. (DA2025/0842). We acknowledge and support the amendments made in the revised proposal. However, overlooking and the resulting impact on residential privacy—remain largely unaddressed. Specifically in the revised plans:

Proposed First-Floor Balcony

While first-floor balconies are a recognised feature within the local neighbourhood, they are almost always located at the front or rear of dwellings. The proposed balcony along the side boundary is inconsistent with the established neighbourhood designs and character.

The proposed balcony design still includes no privacy screening on the southern elevation facing our property. In contrast, privacy screening is a common and considered design feature within the neighbourhood, and our own verandah incorporates screening to prevent overlooking into 215 Headland Road. Screening also represents an inexpensive method of maintaining residential amenity. Without screening, the proposed balcony will directly overlook our private garden spaces, including our previously secluded pool area, resulting in a significant and unreasonable loss of amenity and privacy.

The design appears to prioritise access to district views but does so at the expense of neighbouring residential amenity. We respectfully request that, at a minimum, appropriate privacy screening be incorporated on the southern side of the balcony to mitigate this impact.

Proposed Deck Area Adjacent to Existing Deck

The original and revised plans include cladding on the western side of the proposed new deck, seemingly to protect the applicant's privacy from the new staircase and roadside views up the driveway. However, the southern side remains fully exposed, allowing direct views into our private outdoor areas. Given its elevation, the deck will function as a viewing platform, exacerbating privacy impacts. We request that solid cladding also be added to the southern elevation of the deck to address this concern and ensure a more equitable and considered design.

We ask that Council assess whether the revised plans are consistent with applicable planning controls and privacy guidelines and consider whether further amendments are required to ensure the development is compatible with the established character of the area and respectful of adjoining properties.

Thank you again for your time and consideration. Please let us know if any further information is required.

Kind regards,
Katherine and Philip McCahey

