From:	David Carruthers
Sent:	24/10/2022 10:47:26 AM
To:	Council Northernbeaches Mailbox
Subject:	Mod2022/0471 - Submission, 1955 Pittwater Rd, Bayview.
Attachments:	1955 objection.pdf;

Attn: Development Assessment.

Please find attached our submission relating to the above application.

Thanks
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Regards ……….. David Carruthers

Fourth Avenue Developments Pty Ltd.

1957 Pittwater Road BAYVIEW NSW 2104. ▮▮▮▮▮▮▮▮

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<div align="right">
D & L Carruthers
1957 Pittwater Road
BAYVIEW NSW 2104

█████████

21 October, 2022
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The General Manager
Northern Beaches Council
BY EMAIL council@northernbeaches.nsw.gov.au

Dear Sir/Madam,

Application: MOD2022/0471
1955 Pittwater Road, BAYVIEW NSW 2104

Thank you for contacting us about the proposed modification.

We confirm we are the owners of 1957 Pittwater Road, Bayview which immediately adjoins the proposed development to the west.

We OBJECT to the proposed amendments on the following grounds:

1. The proposed amendments increase the bulk and scale of the development.

2. The proposed increase in floor heights increases the overall height of the development.

3. The proposed increase in floor heights exasperate the overlooking and loss of privacy to our property. It also increases substantially the prominence of the bulk of the structure when viewed from our deck.

    In particular, the increased height of some 0.5 metres of the unit 4 roof terrace increases the opportunity for overlooking, loss of privacy and amenity to our existing deck. The same applies for the increased floor level and front setback encroachment of unit 2.

4. There is no detail in relation to fencing type and height, particularly to the western boundary where the overlooking and loss of privacy is an issue.

Should Council approve the modification, we would request conditions requiring 2.1metre high fencing to our side boundary and screening devices to the terrace areas of units 2 and 4 to ensure visual and acoustic privacy.

We would also appreciate being kept informed in relation to these issues.

Yours faithfully,

D & L Carruthers