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**From:** Paul Carson  
**Sent:** 15/05/2023 6:18:37 PM  
**To:** Council Northernbeaches Mailbox  
**Cc:** Magnificent Caroline Carson  
**Subject:** Fwd: DA2023/0455 1 Phyllis St North Curl Curl

We recently received the DA submission advice for DA2023/0455 1 Phyllis St North Curl Curl and wish to submit our observations and concerns. We own the house at 3 Phyllis St, North Curl Curl NSW - immediately next to (and east of) 1 Phyllis St.

### **Main Bedroom East Windows**

The current and proposed windows look directly onto the western roof line of our property. Note we have existing solar panels already installed on our roof. As part of finalising the electrification of our property, we plan to add more (and maybe tilted) panels later this year.

While the window proposal does not interfere or look into our property directly, we believe that the aesthetic for 1 Phyllis St would be improved by altering this east facing window by reducing the height (but maintaining the width) so as to largely eliminate the residents window view of our roof (and solar panels) yet still let extensive light into the master bedroom.

### **Excavation of basement to make a New Guest Bedroom**

We understand the bedroom is below the minimum height to make a new Guest Bedroom (and ensuite) and the proposal is to excavate down to make it legal height of 2.4m. When we renovated our property, we considered a similar proposal however due to the thickness of the bedrock and potential drainage issues we maintained the basement level at the existing ground level.

While the bedroom proposal does not interfere or alter the aspect into our property, as we are down the hill we have a concern of the subsidence, drainage and impact of any water on our property. Together with the effectiveness of the Sediment Control Fence, we are concerned that the proposal may exacerbate any excess water after rain both during construction and after completion and any resultant subsidence. Note we were unable to understand how waste and/or moisture from the bathroom is handled.

### **Existing Masonry Fence (between properties)**

While we understand all care would be taken when installing the Sediment Control Fence, due to the proximity to our (common) fence, our tiled walkway and roof structure, we are concerned of the potential impact the construction would have on the fence, walkway and roof structure.

### **Front Lower Deck (facing Phyllis St)**

We note that as highlighted in the plans, the existing north facing sunroom breaches the current 6500mm Front Setback requirements (and the 3500 Secondary Front Setback requirements) and was also recognised in the previous DA in 2015. The proposed bottom deck is extending this Front Setback breach by extending the deck to align with the front of the existing property.

While the deck proposal only slightly increases the overlooking of our property, it does increase the size of the deck substantially (and assuming it will be used for entertaining), we are concerned by the potential noise impact to our children's bedrooms. We do not understand

when the setback requirements are enforced and when they are relaxed.

**Front upper deck (facing Phyllis St)**

We note that a similar proposal had been approved in a previous DA .

**Roof Line Changes**

While not impacting us directly, we note that the current roof line breaches the Max Building Height 8500 above GL. The proposed changes to the roof extends the breach. As with the front setback breach (we outlined in the Main Bedroom point above), we do not understand when the setback requirements are enforced and when they are relaxed.

With the observation and concerns we have outlined above - we would expect that any alterations that get approved are within the current Council requirements and minimise any impact to existing resident's properties.

(Note we also submitted this through the Council Application Search tool as well.)

Caroline and Paul Carson  
3 Phyllis St  
North Curl Curl 2099  
