
Sent: 27/01/2016 12:34:28 PM
Subject: Online Submission

27/01/2016

MR David Holmes
13 Pacific PDE
Manly NSW 2095

RE: Mod2015/0283 - 4 Notting Lane COTTAGE POINT NSW 2084

Dear Mr Alex Keller,

We have reviewed the proposed modifications to DA2013/0677 and make the following comments:

1. Fence Height - we are generally OK with the proposed heights.
2. Fence Material - our preference would be a Merbau faced screen which aesthetically gives a "softer" look to the structure and to achieve consistency with the top coping and south facing side of the fence that currently stands.
3. Cladding to the north facing side of the fence requiring access to Lot 3 Notting Lane must be postponed until the building at Lot 3 is complete, and with the written permission of the owners. It is currently a construction site and any attempt to do work on the fence would be impractical and unsafe. Construction is expected to finish after August 2016 after which time we can arrange a suitable time.
4. For the record, the attached survey dated 2012 was provided as part of the contract of land sale for Lot 3 Notting Lane and shows the gutter at 4 Notting Lane encroaching by 10cm on Lot3. This can be used as a reference point to show parts of the fence are within the boundary of Lot 3. Any proposed cladding would therefore encroach onto our land, and hence the modification cannot be deemed compliant unless we provide our land. Under these circumstances we reserve our rights to remove any cladding material that is not as agreed by ourselves as the property owners.
5. We would be in support of this application and agreeable to the use of our land to enable a compliant fence if the cladding material is as noted in item 2. To assist in resolving this matter, we would be agreeable to a discussion with the applicant.

Thank you for your consideration of these matters.

Yours sincerely,
David & Emma Holmes