
Sent: 15/11/2019 1:14:37 PM
Subject: DA 2019/0904 2033 Pittwater Road, Church Point
Attachments: DA 2019_0904 submission on behalf of Neville Wells.pdf;

Property: 2033 Pittwater Road, Bayview, NSW 2104

Subject: Development application no: DA2019/0904 – Proposed Construction of a Dwelling House, Secondary Dwelling and Swimming Pool

Attn: Jordan Davies

Dear Sirs,

Please find attached our submission on behalf of Mr Neville Wells of 2031 Pittwater Road, Church Point.

Should you require any further information please let me know.

Kind Regards,

James de Soyres

James de Soyres & Associates Pty Ltd

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Your ref: DA2019/0904

Our ref: 1911

14 November 2019

Northern Beaches Council
PO Box 1336
Dee Why
NSW 2099

Attention: Jordan Davies

Dear Sirs

Property: 2033 Pittwater Road, Bayview, NSW 2104
Subject: Development application no: DA2019/0904 – Proposed Construction of
a Dwelling House, Secondary Dwelling and Swimming Pool

We have reviewed this development proposal and sighted the height poles that have been erected on site.

We are making this submission on behalf of Mr Neville Wells the owner of No 2031 Pittwater Road, Church Point.

The development proposal will adversely impact the views currently enjoyed from the living room at 2031 Pittwater Road.

We note the height poles appear to show the extent of the dwelling only. They do not show the parallel walls that extend into the front yard of the property on the South East elevation. These walls are of significant height, almost the same as the dwelling itself, and they must also be considered when assessing the matter of view sharing.

It is our view that these walls are not an essential part of the dwelling and a more sympathetic design could easily achieve the same functional requirements without this unnecessary impact on our client's view.

In the absence of any view study provided by the applicant, we have sketched an approximate outline of the proposed development onto a photograph taken from the living room at 2031 Pittwater Road today to demonstrate the impact; see below.



We also note the L-shaped plan form of the development proposal extends for a greater length along the South Eastern boundary than a more rectangular design would.

It is the extent of the development along this boundary that adversely impacts on our client's view. The same accommodation could be provided in an alternative design that is more sympathetic to the views enjoyed by neighbouring properties.

We trust you will consider these impacts in your assessment and request that the plans be modified to provide a more sympathetic design that minimises the loss of our client's view.

Yours faithfully

James de Soyres & Associates Pty Ltd

James de Soyres
Director
NSW Architects Registration Board No 6769

Cc Neville Wells