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**Sent:** 17/12/2019 11:23:49 AM  
**Subject:** DA2019/1311 Objection  
**Attachments:** Email Regarding Hedge.pdf; Views from balcony.pdf;

Northern Beaches Council.  
Attn Jordan Davies

I'm writing to lodge an objection to the development application for 20 Curban St Balgowlah Heights (Application No. DA2019/1311)

We are located directly behind 20 Curban St (at 22 Dobroyd Rd) and have recently received the proposed development notification. We purchased our property in November 2016 and built a new house. Our motivation to purchase was largely because of the amazing district views afforded by the property and the fact that they wouldn't be built-out as the house immediately in front was already a two storey house.

Our issue with the development, as is currently proposed, is the height. Whilst not being able to exactly work out the increase in height (as the RL of the existing roof line is not on the plan) I have estimated the addition of a 3<sup>rd</sup> storey will increase the roofline by close to 2 metres with a total build height of 10 metres (some 1.5m over council requirements of a maximum of 8.5 metres).

The increase in height will totally remove the outlook from our downstairs area and seriously impact the outlook from our balcony (particularly as the additional 3<sup>rd</sup> storey of the development is located directly in front of our living area and balcony).

I note the Statement of Environmental Effects (produced by Watermark Planning) justifies the development (and its impact on our views) by referencing two elements;

1. The additional 3<sup>rd</sup> storey being offset to allow viewing corridors
2. Extensive existing vegetation interrupting current views and current views are limited. (refer items 3.4.3 and Figure 6)

In regard to Item 1: our view is framed by mature trees on the west and east side of the property (with the west side simply filtering the views) and the proposed 3<sup>rd</sup> storey addition is in between so it will significantly remove the northern view from our property.

In regard to Item 2: The existing vegetation (bamboo) interrupts and restricts current views. This is true and we have been complaining since August this year for the bamboo to be maintained at a height that provides privacy for our neighbours WITHOUT impacting our views. Whilst this was agreed by the owners of 20 Curban St, they have avoided doing the work that was agreed...so our views should be significantly more than what they currently are.

Note: that I have included email correspondence to the owners of 20 Curban St in regard to the existing bamboo that has not been maintained and is significantly restricting views and sunlight into our backyard (I would appreciate if the content of the emails is kept confidential). I have also included photos (that I merged myself) of our view before the bamboo blocked our outlook and the current view.

We are not against the development per se but rather the height it's being developed to and have communicated that to the Gains on a number of occasions.

Helen Kealy  
Owner  
22 Dobroyd Rd Balgowlah Heights

## Peter Kealy

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**From:** Anton Gain <anton@gainconsulting.com.au>  
**Sent:** Saturday, 26 October 2019 10:12 AM  
**To:** Peter Kealy; 'Georgina Gain (ggain@optusnet.com.au)'  
**Subject:** Re: Bamboo

Hi Pete,

My email below was just meant as a status update.

We still need to speak to our neighbours on our eastern side on the pruning of the trees, as we want to trim both the bamboo and trees at the same time – it costs less that way.

I will send you our plans that we are putting to council in a separate email.

Cheers  
Anton

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**From:** Peter Kealy <peterk@adrenalin-agency.com.au>  
**Date:** Friday, 25 October 2019 at 5:29 pm  
**To:** Anton Gain <anton@gainconsulting.com.au>, "'Georgina Gain (ggain@optusnet.com.au)'" <ggain@optusnet.com.au>  
**Subject:** RE: Bamboo

Hey Anton/Georgina, in regards to your renos, we're happy to have a look at the plans if you want us to and comment (it may be worth emailing them through in advance so we can have a look).

And regarding the bamboo hedge, I just want to make sure we are all on the same page – the hedge trimming and your renos are not contingent on each other – the bamboo hedge needs to be trimmed to a reasonable level. A hedge that is probably 12m high in places is not reasonable (as it impacts both views and sunlight into our back yard).

Hope the above is good from your side of the fence

Regards

Peter Kealy | Director  
**Adrenalin Marketing Solutions Pty Ltd**

**A:** 1/100 Alexander St Crows Nest NSW 2065  
**P:** 02 9126 9666 **D:** 02 9126 9662 **M:** 0408 374 188 **F:** 02 9906 6459  
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**From:** Anton Gain <anton@gainconsulting.com.au>  
**Sent:** Friday, 25 October 2019 1:25 PM  
**To:** Peter Kealy <peterk@adrenalin-agency.com.au>  
**Cc:** Georgina Gain <ggain@optusnet.com.au>  
**Subject:** Re: Bamboo

Hi Peter,

We now have both the quotes from the tree/bamboo trimmers and our plans that we are about to put to council. We would like to go through the plans with you when you are available. When would suit you?

Cheers  
Anton

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**From:** Anton Gain <[anton@gainconsulting.com.au](mailto:anton@gainconsulting.com.au)>  
**Date:** Monday, 14 October 2019 at 11:07 am  
**To:** <[peterk@adrenalin-agency.com.au](mailto:peterk@adrenalin-agency.com.au)>  
**Cc:** Georgina Gain <[ggain@optusnet.com.au](mailto:ggain@optusnet.com.au)>  
**Subject:** Re: Bamboo

Hi Peter,

In case you are wondering, we are in the process of getting quotes from tree trimmers to trim our trees and bamboo.

Cheers  
Anton

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**From:** Anton Gain <[anton@gainconsulting.com.au](mailto:anton@gainconsulting.com.au)>  
**Date:** Monday, 16 September 2019 at 8:16 am  
**To:** <[peterk@adrenalin-agency.com.au](mailto:peterk@adrenalin-agency.com.au)>  
**Cc:** Georgina Gain <[ggain@optusnet.com.au](mailto:ggain@optusnet.com.au)>  
**Subject:** FW: Bamboo

Hi Peter,

I'm following up on Georgina and your conversation on the trimming of the bamboo. Just to let you know I'm going to get professionals to trim the bamboo and some of our other trees as it is too difficult to trim them bamboo without breaking them.

I am away in Japan this week so will organise when I get back next week.

Cheers  
Anton

Begin forwarded message:

**From:** Peter Kealy <[peterk@adrenalin-agency.com.au](mailto:peterk@adrenalin-agency.com.au)>  
**Date:** 29 August 2019 at 10:25:48 am AEST  
**To:** Georgina Gain <[ggain@optusnet.com.au](mailto:ggain@optusnet.com.au)>  
**Subject:** RE: Bamboo

Thanks Georgina...would be great if you can do earlier (if possible) as Matthew is with a carer til 3 so would be ideal to catch up before he gets home.

Just let me know if you can otherwise will leave at 4 ☺

Peter Kealy | Director  
**Adrenalin Marketing Solutions Pty Ltd**

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**From:** Georgina Gain <[ggain@optusnet.com.au](mailto:ggain@optusnet.com.au)>  
**Sent:** Thursday, 29 August 2019 7:49 AM  
**To:** Peter Kealy <[peterk@adrenalin-agency.com.au](mailto:peterk@adrenalin-agency.com.au)>  
**Subject:** Re: Bamboo

Hi Peter

Thanks for your email. How about I pop in on Saturday afternoon around 4pm?

Let me know if that suits.

Cheers  
Georgina

Sent from my **iPhone** - please excuse brevity and any typos.

On 28 Aug 2019, at 4:38 pm, Peter Kealy <[peterk@adrenalin-agency.com.au](mailto:peterk@adrenalin-agency.com.au)> wrote:

Hi Georgina/Anton

I spoke with Anton briefly a while back about trimming the bamboo. The height of the bamboo (particularly the left side at the moment - ur right side) has got to the point where its blocking our views - and also winter sun on the yard. It must be 10-12m plus. We obviously like the privacy it brings for both you and us and ideally would like the middle section to thicken more but it is what it is, however certainly the new growth is going to completely block any views we have and kill pretty much any winter sun in the back yard (our grass is already dieing in patches)

Id like us to maybe agree on a height that works for you and us, so it can maintained to the height over time. (ive attached a couple of pics that show the outlook from the upstairs balcony (not to mention downstairs) - if you blow them up you can see how its already blocking the outlook and you can imagine the lack of sun).

Anyway, hoping we can work this through this and sort a solution.

Pete

Peter Kealy | Director  
Adrenalin Marketing Solutions Pty Ltd

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<IMG\_0196.JPG>

<IMG\_0197.JPG>





Views from balcony as hedge starting to impact outlook





Views of Overgrown bamboo hedge (3/12/19)