
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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To: DA Submission Mailbox
Subject: Online Submission

16/07/2023

MR Ru Jiang Wang
- 14 Courtley RD
Beacon Hill NSW 2110
[REDACTED]

RE: Mod2023/0335 - 10 Courtley Road BEACON HILL NSW 2100

We are residents of Lot 6 (14 Courtley Rd, BEACON HILL) and have reviewed MOD2023/0335 (concerning Lot 7 DP 238331 10 Courtley Rd BEACON HILL).

Regarding Overshadowing and Privacy & Overlooking - since the modification seeks to increase the height of the dwelling by 300mm, we request that an updated shadow diagram be drawn and submitted by the owner. We would like to ensure the plans are within regulation regarding Overshadowing and Privacy & Overlooking standards. We are concerned that there may be some issues in these regards, given our lot (Lot 6) has a notably lower land elevation to the Development (Lot 7).

We have also seen in person when passing by the premises that the foundation of the dwelling is much higher than before. We request that the council check that the shadow diagram and height measurements in the plan take into consideration the height of the foundation, and check that the plans are correct and within regulation.

In particular, we are concerned with compliance to Section 62 and Section 65 of the Warringah Local Environmental Plan 2000 (LEP).

We trust you will look into this query and ensure that the Development is within regulation.