
From: [REDACTED]
Sent: 18/10/2022 4:14:09 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Mod2022/0471 1955 Pittwater Road Bayview
Attachments: Mod2022.docx;

Attn: Development Assessment

Further to my online submission, please find the attached document with illustrations.

Caroline McFarlane

Ms Caroline McFarlane
1953 Pittwater Rd Bayview NSW 2104

Re: Mod2022/0471 - 1955 Pittwater Road Bayview NSW 2104

The proposed modification does not address the issues of overdevelopment and loss of amenity to 1953.

The amended application is 1.193 metres taller, taking the new height to 8.9 metres. The new balconies encroach on the front setback and intrude further in front of 1953. The original DA presented as two stories, the modification as three. The windows on the south-eastern side are placed more sympathetically but our front living spaces and back yard will still be overlooked.

Shadow diagram 2 shows almost the entire back yard of 1953 in shadow at 3pm. No sun would reach our south-western facade. It is further unlikely that the proposed planting along the boundary will receive enough sun (or have enough soil) to thrive. Although no drawing is given, the additional height would likely mean there is no sun coming in any window on our north-western facade. It does not show shadowing of 1953's front veranda and terrace as the original DA did. The site plan clearly shows our veranda behind 1955's building line so significant shadowing would be expected.

The backyard will be overlooked by two stories of windows.



1 The backyard will lose its privacy. The garden/lawn near the house and most of the remainder will get no mid-winter sun.

We often use our veranda for meals and gatherings. It has a perfect aspect for the sun to shine in on winter afternoons. Ditto the lower terrace. They will both be overlooked by the car park level terrace and the two upper balconies.



2 Bruce Rickard's party veranda will lose privacy and sun will be blocked on winter afternoons. (Photo taken mid-October so closer to summer solstice)



3. Terrace will lose privacy and sun will be blocked on winter afternoons



4 1953 inside looking out at 1955.

The photomontage of the development gives no indication of the comparative height and set back of neighbouring properties. Curving the balconies does nothing to reduce the bulk of the building.

Can these new plans be described as “substantially the same” when the impact on 1953 may be significantly greater? They are not detailed enough to fully gauge the impact.

Jack Russell and Caroline McFarlane