
Sent: 22/06/2020 3:08:14 PM

Subject: DA2020/0567 - Issues of Concern - Druery

Attachments: Submission - DRUERY re DA2020-0567.pdf; 7 Bellevue Place - flat roof.jpg;
Reject balcony extension 6 Bellevue Place.jpg;

Please find attached Issues of Concern for development DA2020/0567 at 6 Bellevue Place North Curl Curl, along with two photos as attachments.

Regards,
Scott Druery

Scott & Andrea Druery

5 Bellevue Place, North Curl Curl 2099

22nd June 2020

Via email: council@northernbeaches.nsw.gov.au

ISSUES OF CONCERN

Application No. DA2020/0567

Address: Part Lot 6 DP 514865 6 Bellevue Place NORTH CURL CURL

Description: Alterations and additions to a dwelling house including swimming pool

Thank you for your advice of the above development application lodged by R C H Pilling and J Pilling.

We understand any genuine desire for a pool, carport and true “cabana” and “pergola” for pool usage and to be in character with the neighbourhood. However we wish for the following to be addressed.

1. The proposal outlines an intention for a pool, “pergola” and “cabana”, however, the plans submitted show:

a) A 2 storey development with pitched roof, not in character with the neighbourhood and with pitched roof showing no regard for neighbouring properties and views. From the plans, it shows the pitch of the roof to come halfway up the top storey windows of the main dwelling. This is well above the Existing Upper Floor Level and balcony refer Drawing A4 and A5. We reject the pitched roof entirely, and suggest a skillion roof no higher than the Existing Upper Floor Level and balcony.

b) The “cabana” has toilet, shower, and plumbing including wet bar/kitchen that could easily be converted to a permanent living area, which give us concerns of future intentions as to the usage of the “cabana” – by current or future owners

c) Placement of the “cabana” well away from the main dwelling but then attachments including wooden beams (plans submitted call this a “pergola”) forming pitched roof from the main house to the cabana, obstructing current views from our lounge room and balcony, and again capable of having roofing or covering in future.

d) All “cabana” windows to be frosted glass, not clear glass as they will be facing directly into our lounge rooms. This raises concerns of privacy. As this is a “cabana” and the plans indicate bi-fold doors, we suggest that a skylight window on a skillion roof be considered.

In summary, if approved there is a genuine risk of this becoming a permanent fixture used as a living area, and addition to the rooms of the house with closed in walls – with further loss of views from both levels at #5 Bellevue Place. We would like to discuss the pool with a cabana, no pergola and with no attachments to the main house, and a flat skillion roof, in character with the neighbourhood

and as per #7 Bellevue Place. Skylights could be used for lighting in the cabana. Any other windows to be opaque glass as per #7 Bellevue Place. The level of the highest part of the cabana roof to be no higher than the current balcony floor, and no higher. We have had builders inspect the current plans and can offer specific advice on levels of the skillion roof in character with that of #7 Bellevue Place. A photo is attached showing #7 Bellevue Place design and height without impacting neighbouring views.

Question to Council: What guarantees can be given in relation to future coverings/enclosures?

2. The light into our kitchen is already impaired by very large trees. The proposed extension to the covered awning is 1.9m and will further block natural light, and shared views of North Curl Curl beach. Any covered awning needs to consider the light impact. In the plans, this awning is also designed to meet with exposed beams ("pergola") connecting it to the "cabana". Refer Drawing A1. We have no issue with keeping the existing awning width - we reject this width of the proposed awning.

3. The proposed extension to the upper balcony off the main bedroom on the second storey of the house will obstruct/block our views to the beach and North Curl Curl, as well as introducing further concerns for privacy into our living rooms. For this privacy reason we reject this extension entirely and it more than doubles the existing balcony area, also comes off a main bedroom not a main living area, and obstructs shared views. Refer Drawing A1. Also, a photo attached shows the current balcony off the main bedroom of #6 Bellevue Place.

4. Safety Hazard - Proximity of Electricity Lines to property @ 5 Bellevue Place:

Tree growth and interference to existing electricity power lines from the street, across #5 Bellevue Place' balcony, can be touched by humans standing or leaning over balcony. We have not been able to lop the neighbours' trees as they are too close to power lines to be done safely. This is now a hazard and particularly dangerous in high winds.

Questions

- Will there be a Safety hazard review of the site for building works and ongoing power lines to neighbouring properties to most recent standards? – Underground power was required as per neighbouring properties developments at #5 and #7 Bellevue Place, and in alignment with safety regulation that now needs to be applied to #6 Bellevue Place.

- Will there be placement of electricity pole and underground electricity supply away from all structures, including the main sewer line? If so, what guarantee do we have that the pole does not further affect views?

- Can the supply of electricity be moved to the power pole outside #8 Bellevue Place then to a private pole on #6 Bellevue Place, well away and not crossing private properties, the sewer line and in particular our balcony at #5 Bellevue Place please?

5. Landscaping proposed on top of the main sewer line.

Does this include the removal of large and spreading trees such as the Indian Rubber trees currently there? We welcome further light into our kitchen and lounge rooms. We would entertain low growth native trees. We also note the roots can damage sewer & water lines, and this has been evidenced in the past with dirty water leaking into the street at Bellevue Place. The selection of appropriate trees, or shrubbery, to be kept at a low height. With the removal of the power lines, it will be easier to maintain the shrubbery to low levels.

We utilise our upper level including balcony morning, noon and night.

We have no issue with people enjoying life outdoors with a pool but do expect neighbours to discuss any plans.

We look forward to the opportunity to discuss these issues in developing a compromising design.

Yours sincerely,

Scott & Andrea Druery

e: scott.druery@thankq.com.au



