



28<sup>th</sup> April 2021

General Manager  
Northern Beaches Council  
PO Box 882  
Mona Vale NSW 1660

**APPLICATION 4.55(2) MINOR MODIFICATION to an APPROVED DA 2018/1455 at 4 BEVERLEY PLACE CURL CURL (LOT 6 DP 215573)**

Dear Sir/Madam,

We submit on behalf of our clients, Greg and Raylene Donovan, a 4.55(2) application to modify the existing Development Consent 2018/1455 at 4 Beverley Place, Curl Curl.

The application requests permission for minor alterations and additions comprising the following:

- Removal of Condition of Consent No. 2:
  - *The southern privacy wall on the first floor terrace is to be reduced in height to a maximum of 1.65m above the finished floor level on the first floor level. Reason: To ensure development minimises unreasonable impacts upon surrounding land.*
- Infill the southern wall from 1.65m above finished floor level to the underside of the existing approved steel beam with new timber framed wall with FC sheet cladding.
- Infill the northern wall from 1.65m above finished floor level to the underside of the existing approved steel beam with new timber framed wall with FC sheet cladding.
- New face brickwork to approved boundary wall to 4 Beverley Place to match the height of the existing rendered blockwork boundary wall to number 6 Beverley Place.
- New opaque glass privacy screen to approved boundary wall to 4 Beverley Place.

The condition of consent was imposed to ensure the minimisation of unreasonable impacts on the surrounding land. Photos submitted with this application clearly show the unreasonable impact of maintaining the height of the wall at 1.65m above finished floor level.

**richard cole architecture**

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nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538



*Photo 1: View from applicants first floor eastern terrace looking south towards 6 Beverley Place. Privacy wall at 1.65m above finished floor level.*



*Photo 2: View from applicants first floor eastern terrace looking south towards 6 Beverley Place. Privacy wall at 1.65m above finished floor level.*

The first floor level of 6 Beverley Place is 1.94m above the first floor level of 4 Beverley Place. The photos above clearly show the direct view the occupants of 6 Beverley Place have into the eastern terrace and private open space of 4 Beverley Place. Conversely, the photos clearly show the applicants have a direct view from their terrace into the eastern terrace and private open space of 6 Beverley Place. The condition of consent does not minimise unreasonable impacts upon surrounding land, rather it causes an unreasonable privacy impact. The applicant is requesting the deletion of Condition of Consent No. 2 and approval to infill the southern wall from 1.65m above finished floor level to the underside of the existing approved steel beam with new timber framed wall with FC sheet cladding to ensure privacy is maintained between 4 and 6 Beverley Place.





*Photo 3: View from applicants first floor eastern terrace looking north towards 2 Beverley Place. Privacy wall at 1.65m above finished floor level.*

Development Consent DA2018/1455 (approved 14/02/19) had approved the northern privacy wall at a height to match the existing steel beam. A previous 4.55 Application (Mod2019/0466 approved 12/12/19) requested the reduction of the northern privacy wall to 1.65m above finished floor level to match the reduced height of the southern privacy wall under Condition of Consent No. 2. Per the original approved consent, the applicant requests approval to infill the northern wall from 1.65m above finished floor level to the underside of the existing steel beam with new timber framed wall to underside of the existing approved steel beam with new timber framed wall with FC sheet cladding. The requested modification seeks to match the height of the northern privacy wall with the new height of the southern privacy wall. The use of FC cladding is in keeping with the materials already approved under the existing Development Consent.



*Photo 4: View from applicants first floor western terrace looking north towards 6 Beverley Place.*

The first floor level of 6 Beverley Place is 1.94m above the first floor level of 4 Beverley Place. The photo above clearly shows the direct view the occupants of 6 Beverley Place have into the western terrace and private open space of 4 Beverley Place. The applicants are proposing the installation of an opaque glass privacy screen to the approved boundary wall in line with the neighbouring glass balustrade and matching the height of the existing blockwork boundary wall of 6 Beverley Place. Opaque glass is proposed to maintain sunlight through to the western terrace of 6 Beverley Place while ensuring privacy is maintained between 4 and 6 Beverley Place.

The existing rendered blockwork wall to the southern boundary of 6 Beverley Place appears to be structurally unsound upon inspection onsite by the applicant's builder and engineer. The applicants are proposing additional face brickwork to the approved boundary wall to 4 Beverley Place to the height of the existing rendered blockwork boundary wall to 6 Beverley Place. The proposal ensures the safety and access of the applicants through the main entry from Beverley Place.

Do not hesitate to contact our office if you have any queries.

Yours faithfully,

A handwritten signature in dark ink, appearing to be 'Penelope Gibbs', written in a cursive style.

Penelope Gibbs  
Architect Reg. 7891  
RICHARD COLE ARCHITECTURE

