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**From:** [REDACTED]  
**Sent:** 23/01/2023 7:55:28 PM  
**To:** Council Northernbeaches Mailbox  
**Cc:** [REDACTED]  
**Subject:** TRIMMED: 11 Taylor St DA2022/0798 Objection submission  
**Attachments:** Sulyan and Bian of 12 Taylor Street Objection.pdf;

Dear Megan,

We are the owners of 12 Taylor Street, North Curl Curl NSW. We write regarding development application number 2022/0798 at 11 Taylor Street, North Curl Curl.

Please find attached letter of objection for your consideration.

Kind regards,

Grace Bian & Peter Sulyan

12 Taylor St

North Curl Curl 2099

23 January 2023

Ray Brownlee Chief Executive Officer

Northern Beaches Council

[council@northernbeaches.nsw.gov.au](mailto:council@northernbeaches.nsw.gov.au)

Dear Megan,

We are the owners of 12 Taylor Street, North Curl Curl NSW. We write regarding development application number 2022/0798 at 11 Taylor Street, North Curl Curl.

A letter sent by Council on 22 December 2022, notifying us that the applicant is now relying on amended plans that were submitted to Council on 11 November 2022.

We are writing to you to inform you of our concerns.

We have **four main concerns** regarding the impacts of the proposal on our property, being:

#### **Issue 1: Bulk and scale and existing non-compliances**

It is our view that 11 Taylor Street is already significantly constrained by the size of the lot, topography, and surrounding development. Any further development will just compound existing non-compliances.

#### **Issue2: Loss of Privacy and Shading of my backyard**

We have serious concerns in relation to our privacy been invaded, as the proposed development will include an additional story in very close proximity to our home, overshadowing the backyard throughout most of the daytime.

The plans show that privacy screens will be placed on the eastern side of the property. However, the plans provide no details of proposed screens, or the views that will be available across the boundary and of our home and our private spaces.

The privacy impacts on our home are of great concerns to us as the plans show a wall that will reduce the amenity of our property because our back yard will have a building wall running along and overlooking directly to our backyard and outdoor activity area in the future including the outdoor swimming pool.

Separately we note that we are currently finalising our own DA to knock down the existing house which is at the rear of our property and build a new modern home stepping down the site towards Taylor Street. We have consulted many of our direct neighbours and they seem supportive of the designs. During our meetings with various neighbours, the impacts they will face with this development proposal will be devastating, particularly the owners on Pitt Road behind our home. We have read all of their objections to this submission and agree to their objections in addition to my issues outlined in this letter.

**Issue 3: View loss** – for my northern neighbours.

We understand that it is common for a view analysis to be undertaken with applications such as this one. As far as we are aware, a view analysis has not been undertaken, the amended plans have not addressed view loss at all.

From the amended plan, neither the loss of view nor privacy invasion has been taken into consideration while the only focus is to maximising the non-compliance!

**Issue 4: Overdevelopment** – the amended plans reflect an overdevelopment of the site, and the proposed development is too close to the boundary of my home and will reduce my family's enjoyment of the back garden area.

The development is less than 3 metres from the northern and southern boundaries which is not the same as other surrounding houses, its proposed height and bulk would not blend into the surrounding area.

### **Conclusion**

We ask that Council refuse the development. It is our view that the development application cannot be approved given the impacts it will have on us and our neighbours.

I request that the matters raised in this submission be considered by Council and if any additional information is submitted then I ask that I be notified so that I can make further submissions.



Peter Sulyan & Grace Bian  
12 Taylor Street, North Curl Curl

