Sent:	13/09/2022 2:39:17 PM
Subject:	Mod2022/0390

Attn. Megan Surtees

We write in response to the modification noted above.
We live at and own 186 and have been dealing with the privacy issue created by the extension to the decks at 188. (Done without prior approval or an opportunity for comment).

Following a visit to our site by Kent Bull, Council decided to overturn a 1987 ruling that limited the Western protrusion of the decks on 188. We did not agree with this ruling that relied upon an anomaly created by the realignment of the waterfront at 188 that means the southwest corner of our block and the northwest corner of the 188 block are not at the same point as would normally be the case. In 1987 the deck protrusions were limited to specifically stop what has now happened.

Following Kent Bull's assessment 188 was required to place 1.8 metre high privacy screens across the entire width of the Northern faces of both decks as also detailed in the Downes submission.(2022/0390) We agreed to this compromise despite feeling let down by Council reneging on an earlier ruling and due process not having been observed.

We oppose the proposed changes to the privacy screen and have made that position clear previously when it has come up. We are especially concerned with the change requesting a glass screen to the West of the steel pillar on the upper deck. A person standing in that position can gaze directly into our living room and kitchen as well as our main level deck. The contention by architect Peter Downes and Associates that our privacy is improved by the change is simply wrong and the sight line drawing misleading. A site visit will confirm these facts. We note that the glass screen was actually installed several months ago and does not comply with current approvals relevant to the project.

We request the proposed changes to the deck screens be disallowed.

Submitted by John and Jan Smeaton (tenants 186 McCarrs Creek Rd. Church Point)
Nikki Smeaton and Andrew Tait (Owners 186 McCarrs Creek Rd. Church Point)