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Subject: Online Submission

14/01/2020

MR David Nettleton
- 9 Beverley place ST
Curl Curl NSW 2096
davidnnettleton@hotmail.com

RE: DA2019/1374 - 8 Beverley Place CURL CURL NSW 2096

Attention: Julie Edwards, Development Assessment, Northern Beaches Council

Submission in respect of DA2019/1374 : 8 Beverley place Curl Curl 2096 NSW

Dear Julie Edwards,

We refer to the above development application lodged on 9 December 2019.

Our property, 9 Beverley place, is located immediately to the south of 8 Beverley place. We note that a roof is being proposed over the upper deck extension. This places the new construction above the 8.5m LEP building height control by approximately 2.7m+ on the eastern side (refer Plans-External drawings no DA09 and DA10). As a result:

- the roof of the upper deck will block a portion of our views from our second floor deck, dining and lounge rooms to central and north Curl Curl beach.

- the support poles and railings for the new deck roof will impede our views from our lower back deck and ground floor (master bedroom and sitting area) to central and north Curl Curl beach.

- a larger shadow will be cast over our ground level back deck, during the winter solstice (refer Plans-External drawings no DA18 and DA19). The ground floor back deck is the main flat usable area (approximately 80%) in our back yard as it falls away steeply to the east.

We request that the plans be amended to maintain (not extend) the existing upper deck roof line to the east. This would significantly reduce the extent of noncompliance of the extension with the 8.5m building height limit requirement while at the same time addressing most of our above concerns. This change would still maintain the additional deck space No 8 is seeking, while retaining the significant amount of under cover deck space that they currently enjoy.

We are pleased to note that the current plans do not include a privacy screen on the southern side of the upper deck extension. We request that no privacy screen be added at a later date as this would block our beach views to the north from the ground floor. We also note that on Plans-External drawing DA02 'tree protection' is included on the southern border. We have mentioned to No 8 on a couple of occasions during 2019 that the large tree in this area is damaging the concrete wall between our properties as it is right next to the border fence and has an extensive root system. The cracks in the wall have greatly increased during the last 6 months as the tree has grown. We request that this tree be removed and be replaced with smaller vegetation which will not compromise the boundary fence, or block our views to the north.

We would be pleased to provide any further information required. We can be contacted by email and mobile phone as noted below.

Yours sincerely,
David and Michelle Nettleton

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