
Sent: 24/11/2020 10:31:24 PM

Subject: Attn Catriona Shirley - Submission for DA 2020/1381 - F Smith and C Green of 11 Chalmers Avenue Beacon Hill

Attachments: DA Submission - F Smith and C Green - DA2020_1381 Hansons - signed.pdf;

Attention: Catriona Shirley

Please find attached our submission for DA 2020/1381 – 13 Kalianna Crescent Beacon Hill.

If you would like to discuss any of the submission contents, please call me on 0417 263 730.

Thank you for your consideration.

Kind regards,

Fiona Smith



Fiona Smith | Head of Production – NBL, IMG Productions Australia

MLC Centre, Level 25, 19 Martin Place Sydney NSW 2000

T: +61 417 263 730 • fiona.smith@img.com • www.img.com

The preceding e-mail message (including any attachments) contains information that may be confidential, may be protected by the attorney-client or other applicable privileges, or may constitute non-public information. It is intended to be conveyed only to the designated recipient(s) named above. If you are not an intended recipient of this message, please notify the sender by replying to this message and then delete all copies of it from your computer system. Any use, dissemination, distribution, or reproduction of this message by unintended recipients is not authorized and may be unlawful.

24 November 2020

Catriona Shirley
Northern Beaches Council
PO Box 82
Manly NSW 1655

Dear Catriona,

RE: Development Application – DA2020/1381 – Lot 6 DP 25924 – 13 Kalianna Crescent, Beacon Hill 2100

Thank you for your letter advising us of the above Development Application and giving us the opportunity to respond regarding the potential works at this address.

We consider ourselves to be on very good terms with our neighbours Liz and Ben Hanson, and I have discussed the proposed development plans and our concerns listed here with Liz, who was positive and open to our suggestions.

We do believe that the Hansons have genuinely approached and designed their development works conscious of the impact on their neighbours, which is very much appreciated by us. Liz and Ben both know we support their development rights and plans in principle overall, but we would like to register the following information to ensure the full impact from our property is understood and that the Council's assessment is as fair and reasonable as possible. We do not feel AJ Williams have accurately reflected our position in the master plans.

Background

My husband, Craig Green, and I purchased our property at 11 Chalmers Avenue, Beacon Hill, in January 2000. We have lived in this property as our family home ever since. We bought this property above all other options at the time due to the expansive views. We saved for 15 years until we could afford a renovation on our home to improve the quality of our family's life and increase the value of our property by capitalising on the views. We spent approximately \$360,000 on a renovation which increased our small 3 bedroom, 1 bathroom, 1 living room house into a spacious 4 bedroom, 2 bathroom, 2 living area home. We have always enjoyed 180 degree views from the rear of our property, even prior to the renovation, and invested significantly to capitalise on those views with our renovation works and to increase the potential sale price of our house.

Issues of Concern Identified

We have identified two issues of concern that we would like considered as part of the Council's evaluation please:

- 1. Loss of district and water views reducing the value of our property.**

Whilst we are aware it is very difficult to legally protect views in Sydney, we are hoping to appeal to the Council's understanding of the true impact this can have on a family's wealth and enjoyment of their property. Any property owner in Sydney understands that vast sweeping district and water views can increase the value of any property, especially water views (or even glimpses of water), and the removal of those views can reduce the value of a property. Our Beacon Hill property is our retirement fund and our son's eventual inheritance. We would like to bring the reduction of our views to Council's attention as we believe AJ Williams has not accurately reflected the window size or complete picture regarding our major openings across the rear of our property nor the views that will be impacted by this development in the master plans for this application.

The master plan DA04 indicates only one major opening from our premises (the Living Room window which is 5605mm wide and 2150mm high), and the views were not noted. This also only represents 50% of the major openings across Level 1 of the rear of our property. There is also another 4000 mm x 2750mm glass window (“café style” windows that open up across the length of the dining room) on the Level 1 western side of the southern wall of our property. This is a total of 9.6 metres of glass overlooking the Hanson’s property to the water views of Manly, and the North and South Head water. We believe these windows and the views, added considerable value to our property which was confirmed by our real estate agent.

Further, any default upside to the view potentially opening up from the western side of the Hanson’s house once the pitched roof is reduced to a flat roof, is blocked by a very tall dying gum tree (we believe) owned and maintained by the Northern Beaches Council (shown in Image 1 below) – on Council land in front of the 2nd driveway of 16 Kalianna Crescent. So what may have been a by-product benefit to us, or at least relief from the 2nd storey blocking our direct view, is closed out by this dying tree.

2. **Second Storey Bedroom Window**

We are also concerned that based on the current master plans, there is the potential for this development to replace our vast district and water views with a view straight into the Hanson’s 2nd storey master bedroom window. We would like to understand the proposed window treatment planned for this window which would open up a direct sight line to and from our upstairs living room, directly to and from the Hanson’s master bedroom.

We have provided some photos from our property to indicate how much the development specifications as lodged will impact our home and specifically to show the location of the dying gum tree mentioned.

11 Chalmers Avenue – Living Room Window (South-East Aspect)

Image 1 – Major Opening indicated on master plan



Image 2 – Manly water views, district and North & South Head water views



Image 3



11 Chalmers Avenue – Dining Room Window (South-East Aspect)

Image 1 – Major Opening **not** indicated on the master plan



Image 2 - Major Opening **not** indicated on the master plan



Image 3 - Major Opening **not** indicated on the master plan



Image 4 - Major Opening **not** indicated on the master plan



Image 5 - Major Opening **not** indicated on the master plan



Image 6 - Major Opening **not** indicated on the master plan



Unfortunately, we believe that this loss of view and sight line directly into the 2nd storey rear wall and master bedroom window, would significantly reduce the value of our property, and we kindly ask the Council (and the Hansons) to consider the following as a compromise/solutions:

1. *For Council to remove the dying gum tree across the road from the front of the Hanson's property (on Council land in front of the 2nd driveway of 16 Kalianna Crescent) or Crown the tree canopy to the height of the top of the adjacent power pole, which would open up and provide adequate substitute view for that being taken away by the 2nd storey additions. We believe this tree is in ill health and we would like it removed and the Hansons agree. This would preserve the value of our property not reducing and the quality of life and enjoyment of our property continuing.*

AND

2. *To reduce the ceiling height of the 2nd storey additions to 2600mm (instead of 2700mm). This will help preserve our district and water views and lower the height of the bedroom window oversight.*

AND

3. *To install frosted glass (either full or half height) on the 2nd storey master bedroom window.*

Image – Suggested dying gum tree removal or canopy crowning line



We appreciate the effort and expense that has gone into the preparation of this DA, and the current plans appear to be within the Council legislative and environmental controls for this area. We kindly ask that fair consideration be given to the concerns, and potential suggested compromises, we have raised above in an attempt to help balance preserving the quality of life for our family, whilst allowing the Hanson's to improve the quality of life for their family.

Thank you for your consideration.

Kind regards,

A handwritten signature in blue ink, appearing to read 'Fiona Smith & Craig Green', written in a cursive style.

Fiona Smith & Craig Green

11 Chalmers Avenue, Beacon Hill 2100