
From: wangji
Sent: 14/12/2024 11:01:25 AM
To: Council Northernbeaches Mailbox
Cc: xiaoqianwang123
Subject: TRIMMED: Concerns regarding modification No: Mod2024/0624 - DA2023/1578

Attention of Development Assessment

Dear Council,

We are the owners of 90 Cutler Rd, Clontarf, which we purchased on 09/12/2017, would like to put forward our views on the development application (Mod2024/0624 - DA2023/1578) of 21 Moore St, Clontarf, as follows:

1) We do not agree with the proposed elevation of the backyard grass of 21 Moore St to RL44.00, with a new retaining wall to RL44.15. The elevation of the backyard ground of 90 Cutler Rd is RL42.335 (see Figure 2), hence this proposed modification would represent a new 1.815 meter ground height differential between the two properties. In addition a new fence of 1.62 meters is proposed to be added on top of the new retaining wall. Therefore, combined this would represent an imposing new wall on our eastern boundary of 3.435 meters. This would be a serious invasion of our privacy as it overlooks our pool and two north facing bedrooms. In addition, it would considerably block east and north-easterly sunlight into the backyard of 90 Cutler Rd. This considerable shading would be even further exacerbated by plantings on the newly raised ground, for example, the proposed planting of a dragon tree along the boundary which towers 5 meters. These combined would completely eliminate all sunshine into our backyard and onto our pool. For these reasons the backyard grass at 21 Moore St should be maintained as the current grass height of RL43.00 (South) and RL43.3 (North) (see Figure 3).

2) Hence, by retaining the existing ground level of 21 Moore St. as is, there is no need to replace the existing boundary fence. The timber fence between 90 Cutler Rd and 21 Moore St is currently in good condition and we do not agree to rebuilding it. (See Figure 1)

Thank you for your time looking into this matter.

Best wishes,

Mr Jian Wang and Mrs Aiping Zhu