

[REDACTED]

12 April 2023

Amy.Magurren@centralcoast.nsw.gov.au

Dear Amy,

SUBJECT: DA 3944/2022 - 63 Patonga Creek

[REDACTED] of the property in question. Thank you for taking my call on Tuesday 11 April and suggesting we provide our comments directly to you - even though the date for submissions has closed.

We have a number of concerns with the proposed design:

1. We note that the house has been raised by approximately 1 metre from the existing ground level and are concerned that the additional height plus the extra storey, and the additional bulk towards the south-west will cause significant overshadowing of [REDACTED] property. Our amenity is totally dependant on morning sun, which will be blocked earlier than it currently is.
2. The house sits above a retained bank and at high tide the passing public is dependent on being able to access the area in front of the building. The balcony sits forward of the current alignment and is raised to create a private space at the front of the house, which we believe unreasonably restricts the public passage. This access is also significantly impeded at each end of the balcony - towards the west the house is longer and the balcony sits significantly forward of the current alignment; towards the east, the new entry stairs make it almost impossible to negotiate the accessway.
3. Currently the powerlines to 63 Patonga Creek pass in front of the outlook from [REDACTED]
[REDACTED] We request that Council give consideration to the power delivery in this new building.
4. The backdoor for 63 Patonga faces directly towards [REDACTED] and [REDACTED] courtyard, as does the upper floor balcony. We believe in the interest of privacy for both properties, a fence and / or a privacy screen should be a condition of approval.
5. We request that access to the creek for 63 Patonga Creek is only through the steps on the east side of the new development.

Thank you for your considerations. We reiterate that our major concerns are the bulk of the building on the current land, privacy and the impact on sunlight for [REDACTED]

Yours sincerely,

[REDACTED]

From: [REDACTED]
Sent: Wednesday, 12 April 2023 2:56 PM
To: Amy.Magyurren@centralcoast.nsw.gov.au; Amy Magurren; Central Coast Council
Cc: [REDACTED]
Subject: CM: Comments on DA 3944/2022 - 63 Patonga Creek
Attachments: Comments_DA 3944 2022.pdf
Categories:
Record Number:

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Dear Amy,

[REDACTED] of the property in question.

Thank you for taking my call on Tuesday 11 April and suggesting we provide our comments directly to you - even though the date for submissions has closed. The comments are attached in a letter and pasted below for your information.

We have a number of concerns with the proposed design:

1. We note that the house has been raised by approximately 1 metre from the existing ground level and are concerned that the additional height plus the extra storey, and the additional bulk towards the south-west will cause significant overshadowing of [REDACTED] property. Our amenity is totally dependant on morning sun, which will be blocked earlier than it currently is.
2. The house sits above a retained bank and at high tide the passing public is dependent on being able to access the area in front of the building. The balcony sits forward of the current alignment and is raised to create a private space at the front of the house, which we believe unreasonably restricts the public passage. This access is also significantly impeded at each end of the balcony - towards the west the house is longer and the balcony sits significantly forward of the current alignment; towards the east, the new entry stairs make it almost impossible to negotiate the accessway.
3. Currently the powerlines to 63 Patonga Creek pass in front of the outlook from [REDACTED]. We request that Council give consideration to the power delivery in this new building.
4. The backdoor for 63 Patonga faces directly towards [REDACTED] and [REDACTED] courtyard, as does the upper floor balcony. We believe in the interest of privacy for both properties, a fence and /or a privacy screen should be a condition of approval.
5. We request that access to the creek for 63 Patonga Creek is only through the steps on the east side of the new development.

Thank you for your consideration. We reiterate that our major concerns are the bulk of the building on the current land, privacy and the impact on sunlight for [REDACTED].

Yours sincerely,

[REDACTED]