

**NORTHERN BEACHES COUNCIL
PO BOX 82
MANLY NSW 1655**

5 September 2021

Dear Sir/Madam,

RE: Development Application No.: DA2021/0333 for Demolition works and construction of a dwelling house including swimming pool at 78 Powderworks Road NORTH NARRABEEN.

Reference is made to the current DA before Council.

We would like to thank Council for providing us additional time to respond to the private submission about view impacts made by the adjoining owners/objectors at H/N 8 Amelia Place, North Narrabeen.

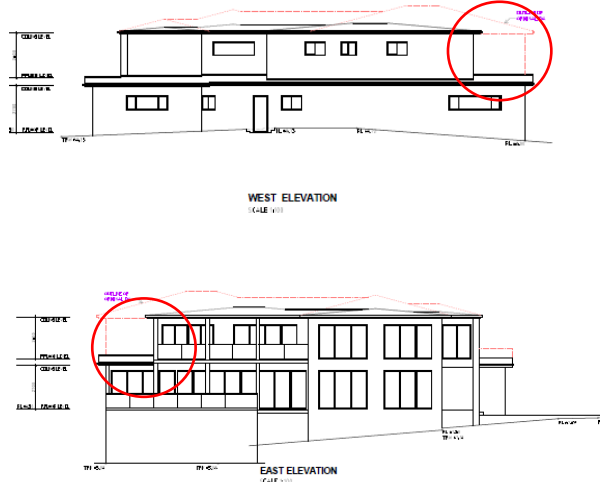
We have now amended the building design concept by incorporating additional design changes to alleviate these concerns in addition to the initial reduction of the roofline.

The revised scheme now resolves the contention concerning view impact by way of reducing the width of the top most floor plate of the new dwelling house as illustrated below:-

Previous proposal- Issue 2



Revised proposal- Issue 3



It is stated from the adjoining owner's submission, the view corridor as described by them is obtained from a first-floor kitchen window and dining room, which is located to the southernmost tip of their dwelling with a view corridor eastward over my client's land.

A view corridor would also be apparent to the north-eastward direction for the objector if it was not for the current vegetation to the property at H/N 7 Amelia Place.

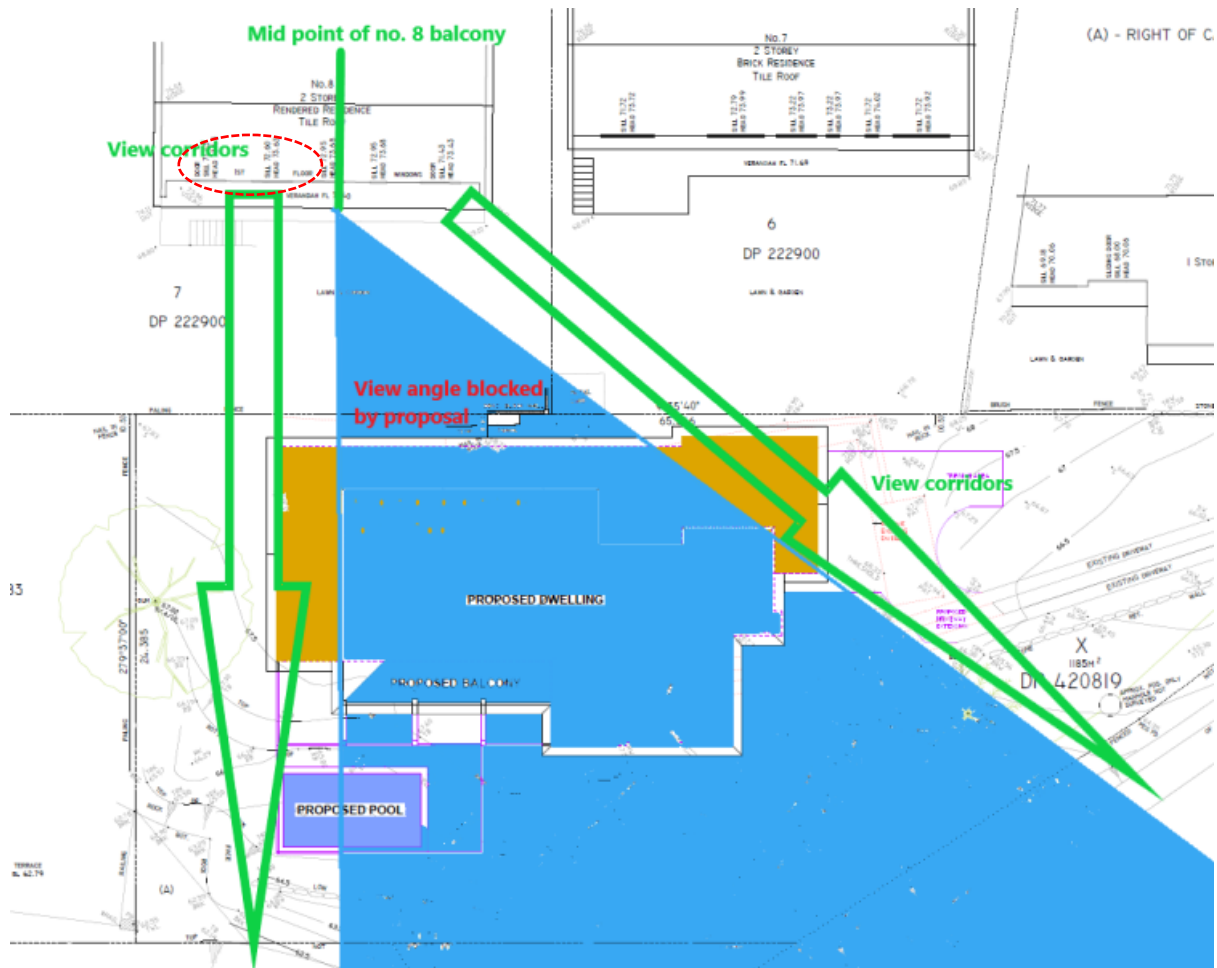
The objector also states caselaw, referencing that kitchen windows are valued more highly than say bedrooms or service areas.

**Postal Address: PO Box 85W, Fairfield West NSW 2165
Mob: 0404 841 933**

**Email: momcilo@romicplanning.com
Website: www.romicplanning.com**

Moving forward, we have amended the concept by reducing the width of the top most floor plate to retain the view from the kitchen window and dining room, and to more than 50% of the total width of the balcony to appease the objector.

We provide a view assessment below from the midpoint of the objector's balcony which shows the view sharing approach to 50% of the total width of their balcony:-



View assessment

From the assessment above, it is evident that more than 50% of the objector's property will hold on to its view easterly over the development site and from the kitchen window and dining room and rear balcony.

We also encourage the objector to liaise with the owner at H/N 7 Amelia Place regarding vegetation management for their view corridor north-eastward.

We would like to mention this view corridor from the objector's kitchen window and dining room were previously unobtainable until my client pruned the vegetation on the development site to their own detriment.

We are of the opinion; these changes now adequately provide a balance between both parties on view sharing, as the adjoining owners do not own the current view corridor over my client's land holding and the proposed new dwelling house is compliant with all other elements of Council's DCP.

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Website: www.romicplanning.com



Should Council require further information, please do not to hesitate to contact the Applicant.

Regards,

Momcilo (Momo) Romic

BTP (UNSW), MEM (UNSW)

NSW Builder Licence No. 252856C

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Email: momcilo@romicplanning.com
Website: www.romicplanning.com