
From: Greg Boston
Sent: 23/04/2024 5:01:36 PM
To: Council Northernbeaches Mailbox
Cc: Adam Croft; Mino Howard
Subject: TRIMMED: Further submission DA2023/1532 15 Ocean Road, Palm Beach
Attachments: 15 Ocean Road PALM BEACH - Supplementary Submission 23.4.24.pdf;

On behalf of the owners of 14 Ocean Road, Palm Beach please find attached a further submission in response to the amended plans.

For your consideration.

Greg Boston [REDACTED]
BBF Planners

23rd April 2024

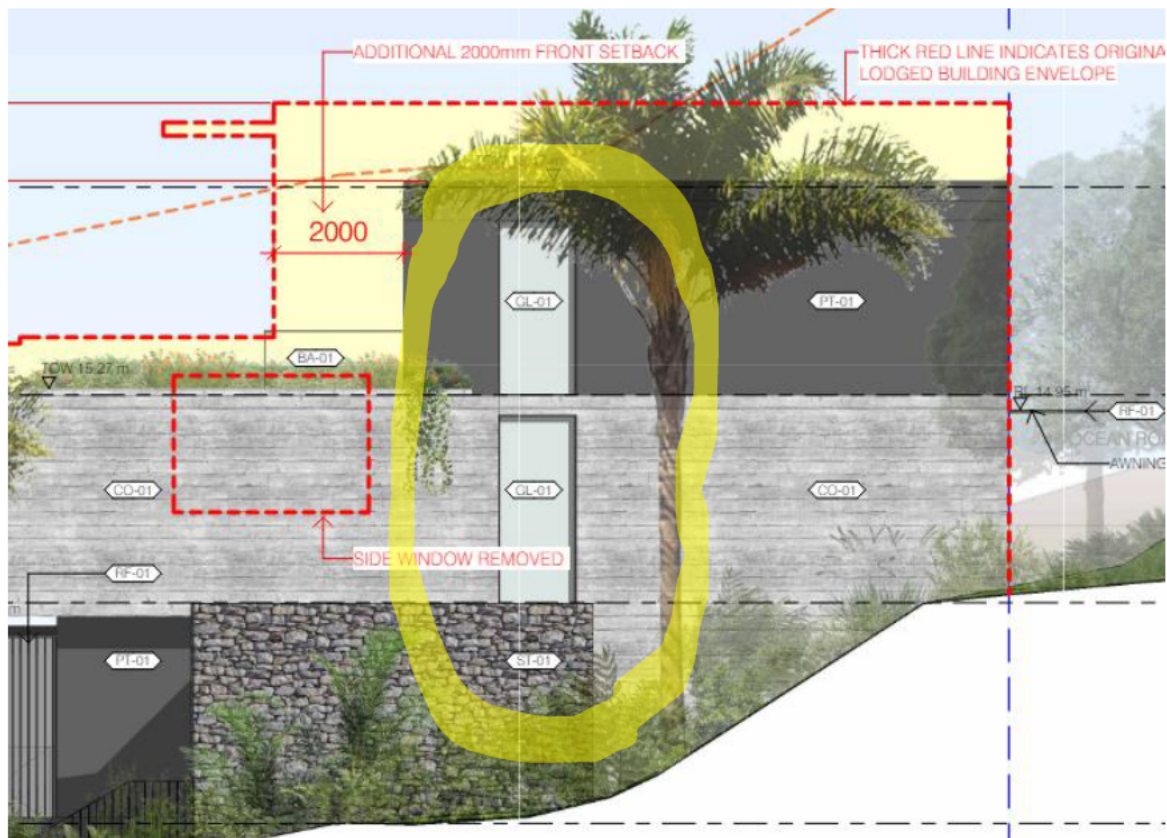
The CEO
Northern Beaches Council

Attention: Adam Croft

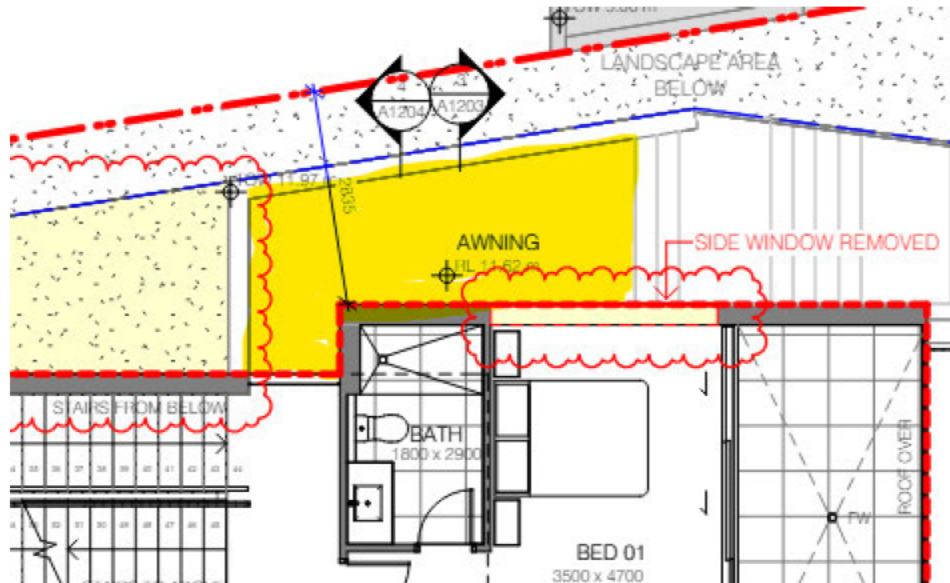
**AMENDED PROPOSAL
DEVELOPMENT APPLICATION DA (DA2023/1532)
PROPOSED NEW DWELLING WITH SWIMMING POOL
15 OCEAN ROAD, PALM BEACH**

Reference is made to our earlier submission in relation to the formal notification of the above development application prepared on behalf the owner of No. 14 Ocean Road, Palm Beach. In response to the notification of the amended plans we confirm that the amendments have resulted in a welcome reduction in overall building height and associated bulk with the deletion of the first floor north facing bedroom 01 window partially addressing the privacy concerns raised.

Our client's do however still raise concern in relation to potential privacy impacts associated with the first floor and second floor north facing stairwell windows which provide a direct line of sight into our client's approved dwelling as circled in yellow below.



Our client is also request that the awning nominated in yellow below be covered with pebbles or some other architectural treatment.



Accordingly, we would raise no further objection to the proposal subject to the imposition of the following conditions which will resolve our concerns in relation to visual privacy and the architectural form and detailing proposed:

1. The north facing first and second floor stairwell windows nominated on the plan as GL-01 be fixed and fitted with translucent/obscure glazing.
2. The awning over the upper ground floor entrance is to be treated with pebbles or some other architectural treatment/ finish.

Please don't hesitate to contact me should you have any questions.

Yours sincerely

BOSTON BLYTH FLEMING PTY LTD

Greg Boston
B Urb & Reg Plan (UNE) MPIA
Director