
Sent: 3/09/2019 2:29:21 PM
Subject: Submission Letter (DA2019/0844) 230 Barrenjoey Road, Newport
Attachments: 230 Barrenjoey Road, Newport Submission Letter.pdf;

Attention: **Thomas Burns (Planning)**

On behalf of my Client please find attached submission letter in relation to the Development Application at 230 Barrenjoey Road, Newport (DA Reference 2019/0844)

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

Regards,
Kate Fleming
Director



Telephone: (02) 9986 2535

Mobile: 0437 915 000

Email: kate@bbfplanners.com.au

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29th August 2019

The General Manager
Northern Beaches Council
PO Box 82
Manly NSW 1655

Attention: Thomas Burns (Planning)

**DEVELOPMENT APPLICATION DA (DA2019/0844)
230 BARRENJOEY ROAD, NEWPORT**

Dear Mr Burns,

1.0 INTRODUCTION

I write on behalf of the owners of the neighbouring allotments at 232 and 232A Barrenjoey Road, Newport in response to the Development Application submitted at 230 Barrenjoey Road, Newport. Numbers 232 and 232A are allotments which have been recently created as a result of an approved subdivision. As part of the subdivision approval, proposed dwelling footprints to these allotments were approved. My Clients future dwelling footprint will be sited adjacent to the subject property as indicated on the proposed plans accompanying the DA submission.

I have been engaged to review Development Application (DA) (Ref: DA2019/0844) proposing alterations and additions to the existing dwelling including a proposed second floor addition. I have reviewed the submitted documentation and have a clear understanding of their concerns in relation to the DA. The following sections outline my Client's concerns with the proposal in more detail.

2.0 UNAUTHORISED BUILDING WORKS

It should be brought to Councils attention that a number of unauthorised building works have occurred to the property throughout 2011/2012 when renovations were undertaken on the dwelling. Of specific concern is the deck area which is currently built right up to the subject site's existing northern boundary abutting 232 Barrenjoey Road (Lot 1 DP 1167665). There is no DA approval for this deck area or associated north facing very large glass windows which have been created without any approval, hence Council is not in a position to approve these elements of the application as indicated on the proposed plans as 'existing'. Furthermore the large glass windows are sited less than 900mm from the northern side boundary, which would not accord with BCA requirements. We therefore request that Council checks the DA Approval history for the subject property and requires the Applicant to clearly highlight all unauthorised building works on the proposed plans and submit a building certificate for any unauthorised building works.

Furthermore, we request that Council requires the Applicant to submit a current up to date level and detail site survey. to confirm that the existing dwelling sits wholly within the subject site boundaries. The survey as submitted with the DA prepared by Adam Clerke is dated 2015, which is out of date and does not reflect current site circumstances.

3.0 THREE STOREY DWELLING

Pursuant to Clause A4.10 Newport Locality specifically states:

*"The Newport locality will remain primarily a low-density residential area with dwelling houses a **maximum of two storeys in any one place** in a natural landscaped setting, integrated with the landform and landscape."*

Emphasis added in **bold*

The proposed addition will result in a three storey dwelling, which is not consistent with the two storey character of the locality. Furthermore, the proposed addition will be highly visible as it sits on the top of the ridgeline 'Bushrangers Hill', particularly in long distance views and views from Bungan Beach. No detail has been provided in terms of the It is considered that the proposed addition is excessive and not in accordance with the desired future character of the Newport locality. The site is sensitive

4.0 BUILDING ENVELOPE

The proposed plans and Statement of Environmental Effects has not indicated the proposals compliance with the building envelope control pursuant to Clause D10.11 of the Pittwater DCP 2014. It is considered that the proposed second floor addition will breach the building envelope control to the northern side boundary. The breach of the building envelope will result in severe amenity impacts to property and hinder its future development potential, contrary to the objectives of the building envelope control.

5.0 PRIVACY, AMENITY, VIEW LOSS

Our Client is concerned about the potential privacy, amenity and view loss impacts to the development potential of their site located at 232 Barrenjoey Road, given the approved building footprints as established pursuant to the Land and Environment Court consented subdivision approval and associated approved dwelling footprint. The Newport Locality Statement clearly anticipates two storey dwelling houses set into informal landscaped settings. The proposed addition will result in a three storey dwelling which is not in accordance with the desired future character of the locality.

6.0 SUMMARY

It is my clients' submission that the proposed second floor addition is excessive and does not accord with the desired future character of the locality. Furthermore, we request that Council

require the applicant to submit a current level and detail survey of the site and also that the Applicant be required to submit a Building Certificate for any unauthorised building works.

If further information is submitted by the applicant to the Council by way of amended plans or additional documentation to address the issues raised in this submission, my Client reserves the right to be able to make further submissions to Council with respect to the issues raised in this submission letter.

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

Yours sincerely



Kate Fleming
BBF TOWN PLANNERS
Director