

07th August 2020

Northern Beaches Local Planning Panel
Northern Beaches Council
725 Pittwater Road
Dee Why NSW 2099

AMENDMENT TO DEVELOPMENT CONSENT

82-84 BOWER STREET, MANLY

Dear Adam,

In accordance with clause 55 of the *Environmental Planning and Assessment Regulation 2000*, and council's letter of invitation dated 6th August 2020, we seek to amend development application DA2020/0211 at 82-84 Bower Street Manly.

We seek to amend the consent to also include inclusion of a privacy screen to the western edge of the existing ground floor terrace as requested by the Northern Beaches Planning Panel (NBLPP).

We provide the following plans that illustrate the amendment:

| | | |
|------------------|-------------------------|-----------------------|
| 15_117 DA4-A-101 | Ground and Level 1 Plan | Revision B 29-07-2020 |
| 15_117 DA4-A-200 | Elevations | Revision B 29-07-2020 |

The screen is contained within the envelope of the previously approved development and does not increase the bulk and scale of the previously approved development.

We note that the original dwelling on the subject site contained windows facing into the neighbouring property at No.86 Bower Street, Manly, and the existing terrace on the subject site forms part of the original building fabric. The previous development approval includes privacy screens that fully encompass the approved western windows from the ground floor level living and dining space of the subject site. These screens were included in the previous approval to provide visual privacy to the adjoining property where previously there was none.

In council's assessment report of the previous approval (DA168/2017), in section 3.4.2 *Privacy and Security* it was concluded that;

Objective 1) To minimise loss of privacy to adjacent and nearby development by:

- *appropriate design for privacy (both acoustical and visual) including screening between closely spaced buildings; and*
- *mitigating direct viewing between windows and/or outdoor living areas of adjacent buildings.*

"The proposed development minimises the loss of privacy to adjacent and nearby development in that it incorporates privacy measures into the design".

The assessment report further concludes;

"To the west, the proposed development includes fixed timber privacy screening to the glazed wall of the ground floor living and dining room and proposed new first floor balcony, and louvres to the ground floor kitchen windows. In this way, the proposed development orientates the view

ARCHITECTURE URBAN PLANNING

+ 61 2 9516 2022
email@smithtzannes.com.au
www.smithtzannes.com.au

M1/147 McEvoy Street
Alexandria NSW 2015

DIRECTORS:
Peter Smith
Andrew Tzannes

Smith and Tzannes Pty Ltd
ABN 96 142 020 693

Architects Act Nominated Architect:
Peter Smith 7024

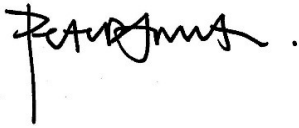
to the rear (north), rather than to the adjacent properties to the east and west. In this way, the proposed development is appropriately designed for privacy and mitigates direct viewing between properties”.

As requested by the Northern Beaches Local Planning Panel (NBLPP) our clients have offered an extension to the previously approved privacy screens, across a portion of the western edge of the existing Ground Level north terrace as indicated on the enclosed drawings. It is noted however that the proposed additional privacy screens will encroach on the primary views currently enjoyed by our clients, given the narrow allotment width.

The primary views enjoyed by the subject site are to the north and not to the south west across the adjoining property. That said, the the inclusion of the additional privacy screens that are the subject of this revision will increase the visual privacy to the adjoining site.

Please confirm that you accept the amendment submitted.

Yours Faithfully
SMITH & TZANNES,



Peter Smith
Director