
Sent: 12/08/2022 5:11:35 PM
Subject: MOD2022/0401 - DA2017/1183
Attachments: 220810 - Submission - 816 Pittwater Road copy.pdf;

Attention: Development Assessment

Please find submission attached for Mod2022/0401 – DA2017/1183
Lot 1 DP710661 2 Delmar Parade Dee Why

12 August 2022

Mr Ray Brownlee
Chief Executive Officer
Northern Beaches Council
PO Box 82
MANLY NSW 1655

Attn: Planning Assessment Officer

RE: Submission – Mod2022/0401 – 2 Delmar Parade, Dee Why

This submission has been prepared in relation to Mod2022/0401 (the application) at 2 Delmar Parade and 812 Pittwater Road, Dee Why (the site). It has been prepared on behalf of the owners of the adjacent lot to the south of the site at 816 Pittwater Road (see **Figure 1**). Mod2022/0401 seeks approval for the following:

1. Change the approved full height vertical louvers along the edge of the walkway on the southern façade, to horizontal louvers on top of a solid upturn to balustrade height;
2. Replace the privacy screens to the bedrooms of unit stack X05 and X06 with translucent glass to maximise light to the bedrooms; and
3. Amend Condition No. 53F to remove the requirement for 5 street trees along the Pittwater Road frontage of the site.

We have reviewed the documentation accompanying the development application and raise our strong objection to the following modifications for each of the reasons outlined below, aligned with the numbering provided above for each proposed change:

1. Changes to the Louvers

- The louvers were a design response to the limited setback from the southern boundary. We note that whilst these areas are not habitable areas of the site (2 Delmar), the urban design outcome and potential privacy impacts to the 816 Pittwater Road Site should be considered. See the following extract from the Statement of Environmental Effects (SEE) submitted for the earlier modification to DA/2017/1183:

“A 3 metre setback from the southern boundary for the front part of the building is proposed with screened secondary windows to ensure an equivalent outcome to a blank wall condition is achieved and so the setback achieves the objective of 3F-1 of the ADG notwithstanding the reduced distance.”

The existing vertical louvers allowed for direction of the line of sight parallel to the boundary. Without being provided with further details of the angles to the horizontal louvers we can only assume that they would result in an inferior privacy outcome for 816 Pittwater Road. We therefore object to the proposed design change.

An image (Figure 1) of a horizontal louvre installation below has been provided to illustrate the privacy concerns, noting that the line of sight is not significantly interrupted by the louvers.



Figure 1 – Horizontal Louvers

- The vertical louvers provide vertical visual lines in the context of a south facing façade which has significant bulk and scale. In our opinion the vertical louvers will be a more appealing design outcome.

2. Replacement of Privacy Screens

- The screens to these windows were a design response to the limited setback from the southern boundary. The potential privacy impacts to the 816 Pittwater Road Site should be considered. See the following extract from the Statement of Environmental Effects (SEE) submitted for the earlier modification to DA/2017/1183:

“A 3 metre setback from the southern boundary for the front part of the building is proposed with screened secondary windows to ensure an equivalent outcome to a blank wall condition is achieved and so the setback achieves the objective of 3F-1 of the ADG notwithstanding the reduced distance.”

Whilst we appreciate the desire to maximise light to these areas, we note that these windows are on a south facing wall which will receive limited light. The existing screens are angled to the west which should provide superior light access than the proposed amendment.

Yours sincerely,
Dale Branch
For and On Behalf of Fineoak Pty Ltd
The Landowner of 816 Pittwater Road