
From: Tony Meagher
Sent: 2/04/2023 11:51:21 AM
To: Council Northernbeaches Mailbox
Subject: Fwd: DA2022/2275

Dear Ms Golder, please treat this version as our second letter. It corrects two typos which appear in the earlier version. Tony Meagher

Sent from my iPad

Begin forwarded message:

From: Tony Meagher [REDACTED]
Date: 2 April 2023 at 11:45:30 am AEST
To: council@northernbeaches.nsw.gov.au
Cc: Meagher Fran [REDACTED]
Subject: DA2022/2275

Attn: Stephanie Golder

Dear Planning Assessor,

We refer to our letter of 24 January 2023 and to the amended plans which we first saw on 14 March and which on the Council's website have an amended date 31 March 2023.

These plans, as we understand them, move the proposed development back from the ocean side of the site and towards Bynya Road, so that it is only 3.5m from that boundary. This has the consequence that the two storey brick wall and privacy screen to which we drew attention in our first letter is effectively moved back on the site by a distance of about 3.5m. That is a very positive outcome from our perspective.

However we would still like to understand and draw to your attention two other matters in respect of the amended development proposal.

The first is that we can not see from the plans the position and height from ground level vis-a-vis our property of the sea facing top corner (and edge) of the privacy screen and steel frame shown on dwg EH-13-DA. Presumably that could be achieved by placement of a pole which shows that position on the site.

And in this respect we query why the privacy screen should not be limited to a height of 180cm. One justification for its present position and height would appear to be an assertion that the "established building line" is as shown on dwg EH-04-DA. However that building line is not drawn by reference to the walls of the existing buildings on either side and rather takes into account verandahs and decks which do not obstruct views or sunlight in the way this solid privacy screen will. In reality it is the same as a solid wall.

The second matter is the closer proximity to Bynya Rd of the upper floor plan

structure on the south east elevation. That ground or mid floor plan (dwg EH-06-DA) structure is set back 1 metre from our boundary at two points and the height of the structures at that level is FFL 116.50 starting 3.5 metres from the front boundary. The height of the upper level is FFL 119.70 starting about 6.3 metres from that boundary. We believe we will suffer proximity and sunlight problems in the front garden side of our house resulting from the height of the upper level of this structure, it being close to the road and to the boundary with our property. The 3pm shadow diagram to some extent confirms this. Perhaps poles could also be erected to show these heights so that these adverse effects can be properly considered. We do not have and have not seen any 3D model of the revised development which looks at these height and proximity problems.

Please confirm receipt of this second submission.

Tony and Fran Meagher
101 Bynya Road, Palm Beach

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