

Statement of modification

DA2019/0984
Christopher Moran
30 Towradgi St, Narraweena

This document is a request for the removal of condition 7 in the Notice of Determination for the DA2019/0984 at 30 Towradgi St, Narraweena.

The condition requires:

“Privacy screen

A 1.65 metre privacy screen (measured from finished floor level) is to be erected for the entire length of the outermost southern edge of the deck located off the dining and kitchen areas as shown on the approved plans. The privacy screen shall be of fixed panels or louver style construction (with a maximum spacing of 20mm), in materials that complement the design of the approved development.

Reason: In order to maintain privacy to the adjoining / nearby property.”

This privacy screen would be erected 900mm from an existing boundary fence that is 2.7m tall from the finished floor level. Photographs are attached at the bottom of this document.

A 1.65m privacy screen is redundant given there is a boundary fence separating the 2 properties that spans the entire length of the Southern side of the deck (and beyond).

The stated reason of “maintaining privacy” is therefore no longer required by the erection of a privacy screen in addition to the existing fence.

As per the Development Application Assessment Report, compliance assessment D8 - Privacy the merit consideration is

“To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours.”

The requested privacy screen provides no additional visual or acoustic privacy that is not created by the boundary fence. Additionally, the boundary fence has already satisfied the aim of *“achieve greater privacy, spatial separation and amenity for the occupants and neighbours.”*

Additionally, as the neighbouring block of land on the Southern side of the property is on top of a retaining wall, the ground level for that property is 1.2m above the finished floor level of deck. The privacy screen would provide no visual or acoustic privacy for the occupant or neighbour.

The consideration - *“to encourage innovative design solutions to improve the urban environment.”* - has been satisfied with the boundary fence and the addition of vines and lattice to cover the face of the fence.

The final consideration - *“To provide personal and property security for occupants and visitors.”* - is also satisfied by the boundary fence, which provides a physical barrier between the 2 properties and restricts access from the Southern boundary.

I request that the Condition of a Privacy Screen (paragraph 7) be removed from the Notice of Determination to reflect the current compliance with requirements.

Regards

Chris Moran

Chris Moran
Owner
30 Towradgi St, Narraweena

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Top image: View along the Southern side of deck. Arrow indicates where the privacy screen would be erected.

Bottom image: View looking South. Fence extends past the deck on both sides and runs to the SouthEast corner of the property.

