
Sent: 11/10/2021 1:51:22 PM
Subject: submission - 78 Powderworks Road, north narrabeen (DA2021/0333)
Attachments: 8 Amelia Place, ELANORA - submission (2).pdf;

Please find attached a submission regarding the amended plans lodged for 78 Powderworks Road, North Narrabeen.

Kind regards,
Will

**William Fleming
Planner**



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1 October 2021

The General Manager
Northern Beaches Council

Attention: Thomas Prosser

Dear Sir,

**DEVELOPMENT APPLICATION DA (DA2021/0333)
PROPOSED DEMOLITION AND CONSTRUCTION OF A DWELLING HOUSE INCLUDING
SWIMMING POOL – AMENDED PLANS
78 POWDERWORKS ROAD, NORTH NARRABEEN**

1.0 INTRODUCTION

I write on behalf of the owners of 8 Amelia Place in response to the amended plans provided with this development application lodged at 78 Powderworks Road.

Firstly, we would like to point out that the amendments required to protect view corridors is not to 'appease' neighbours but was established by the LEC Court to ensure equitable access to views by undertaking a 4 step analysis. Nobody owns the views hence why it is known as the 'view sharing' planning principal.

Secondly, the applicants are mistaken that vegetation on number 7 Amelia impacts on the view corridor to the north east as there is no vegetation that block that north easterly view. It is the proposed dwelling that blocks the view which is still considered to be unreasonable. We reject the claim that the existing views were previously unattainable until trees has been cleared on the subject site. 8 Amelia Place has always enjoyed whole views of the Ocean and land interface, and down towards Narrabeen Lagoon. It has always been a highly valued, magnificent view.

Furthermore, we do not understand why Romic Planning refer to the removal of several mature gum trees as pruning when it would be a matter of record by council that some trees were removed with approval whilst others were removed without approval.

The landscape plan has not been amended and still shows a Cabbage Tree Palm in the south west corner of the site. This will be directly in line with the view corridor down the southern boundary. Again, we request that this tree be deleted from the landscape plan to protect that view considering the height the tree will grow. Also, the landscape plan should be amended to reflect the amended architectural plans.

There is a palm tree not identified on the plans which is located behind the garage. It is unknown whether it is to be removed or retained with the development?

The amended plans still lack a level of detail outlined in Council's lodgement requirements. The plans show no proposed setbacks to boundaries or indicate the prescribed setbacks within the DCP. Some materials have been identified on the plans but details as to the colours or finishes are not shown.

We would like to reinforce the issues raised with the previous submission and are still a concern for 8 Amelia Road.

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

Yours sincerely



William Fleming
BOSTON BLYTH FLEMING
BS, MPLAN