
From: Michael Haynes
Sent: 2/08/2024 11:48:48 AM
To: Council Northernbeaches Mailbox; Council Northernbeaches Mailbox
Cc: James Maher
Subject: TRIMMED: 26 Trevor Road, Newport - DA2024/0934 - Maher Submission

Dear Council,
Attention: Anais Sarkissian

We make this submission under the instruction of Jamie Maher, the property owner at 29 Palm Road, Newport, which adjoins the subject site to the northwest.

Mr Maher seeks to ensure that no inappropriate amenity impacts arise from the proposed redevelopment of the site. He is concerned about visual privacy impact on the rear private open space areas of his property noting the following circumstances:

- The DA involves removal of established trees near the northern boundary (undesigned) that currently provide a dense visual screen between the properties. Once these are removed the proposed pool area and rear entertainment deck will be visible from the rear private open spaces of Mr Maher's property.
- The land is flood effected resulting in elevated dwelling house levels. The flood planning level is RL 8.62 resulting in the elevation of the proposed dwelling above the natural ground levels. The proposed rear balcony is at RL: 9.120 whilst the rear of Mr Maher's land at 29 Palm Road is at RL 7.88, an elevation of 1.24m.
- The proposed balcony is the principle private open space for the dwelling and is approx. 7.4m from the rear boundary. In these circumstances a standard 1.8m boundary fence would provide ineffective visual privacy from the deck.
- A north facing study window is proposed at first floor level, which will face into the rear yard of 29 Palm Road.
- The proposed swimming pool is close to the rear boundary limiting the opportunity for screen planting within the northwest section of the site.

If Council is minded to approve the application, Mr Maher requests the following conditions be added to the approval. This would provide assurance that the future amenity of his property may be maintained at appropriate levels.

First suggested condition

Planting be provided along and adjacent to the northern re boundary fence line of the subject site. Planting also be provided along the western side of the swimming pool. This planting be maintained at a minimum height of three metres in perpetuity of the development.

Reason

To provide appropriate visual privacy from the rear balcony and swimming pool areas due to:

- the rear balcony's elevation, proximity, and northern aspect.
- the swimming pool area's proximity to the adjoining properties.

Second suggested condition –

Screening be provided to the first-floor level, north facing study window to a minimum height of 1.5 metres above the internal finish floor level, designed to prevent downward sightlines to the north.

Reason

To provide appropriate visual privacy to the northern adjoining property(s).

We thank Council for its consideration of this submission and would welcome the opportunity to expand on these matters if necessary.

Kind Regards

Michael Haynes

Director



Town Planners

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