
From: Scott Barwick
Sent: 31/03/2025 4:27:35 PM
To: Council Northernbeaches Mailbox
Cc: Stephen Woods; Archive Plan Syd
Subject: TRIMMED: Application Number: DA2025/0114 - 45 Hillcrest Avenue Mona Vale (SJB)
Attachments: 0252_3_Letter_Final_31 03 28.pdf;

Please find attached a submission on behalf of the Applicant for the DA at 45 Hillcrest Avenue for the attention of Olivia Ramage.

Regards

Scott Barwick
Director



SJB Planning



Northern Beaches Council
PO Box 82 Manly, NSW 1655

Attn: Olivia Ramage

31 March 2025

Re: DA 2025/0114 - 45 Hillcrest Avenue Mona Vale

Dear Olivia,

We have been engaged by the owners of the property to review the submissions received in response to the notification of the above development application and provide any recommendations that may be necessary in responding to the matters raised.

The notification of the application for the alterations and additions to the existing dwelling has resulted in the receipt by Council of a submission from the adjoining dwelling at 47 Hillcrest Avenue.

The submission raises concerns in relation to visual privacy from the proposed extended first floor deck.

It is important to consider the works proposed to 45 Hillcrest Avenue having regard to the surrounding context.

The application seeks to square off the existing balcony. The balcony is accessed from the master bedroom adjacent to the boundary with 47 Hillcrest Avenue to the east and the living dining room to the west of the site.

The dwelling and deck are oriented to capture and take advantage of the expansive views to the south west towards Mona Vale Beach, Mona Vale rockpool, Warriewood Beach and Turrimetta Head beyond.

The views enjoyed and captured are long distant views and oriented away from the dwelling at 47 Hillcrest Avenue.

In addition to the direction in which the views to be captured are located it also has to be acknowledged that in a residential context, particularly in sloping areas, some inter-looking between properties is inevitable.



While it should be accepted that some inter-looking in a suburban residential context is inevitable there is reasonable scope in this instance to mitigate the impacts to the benefit of both parties without detracting from the amity of the subject dwelling.

Having reviewed the application we have identified that an increase in height of part of the balustrade to 1400mm for a distance of 1600mm would significantly mitigate the potential inter-looking to the benefit of both properties.

The glazing to this taller panel would be in a frosted finish to provide the desired visual screening.

The potential outcome is demonstrated on the mark up of the plans provided at figure 1 below.

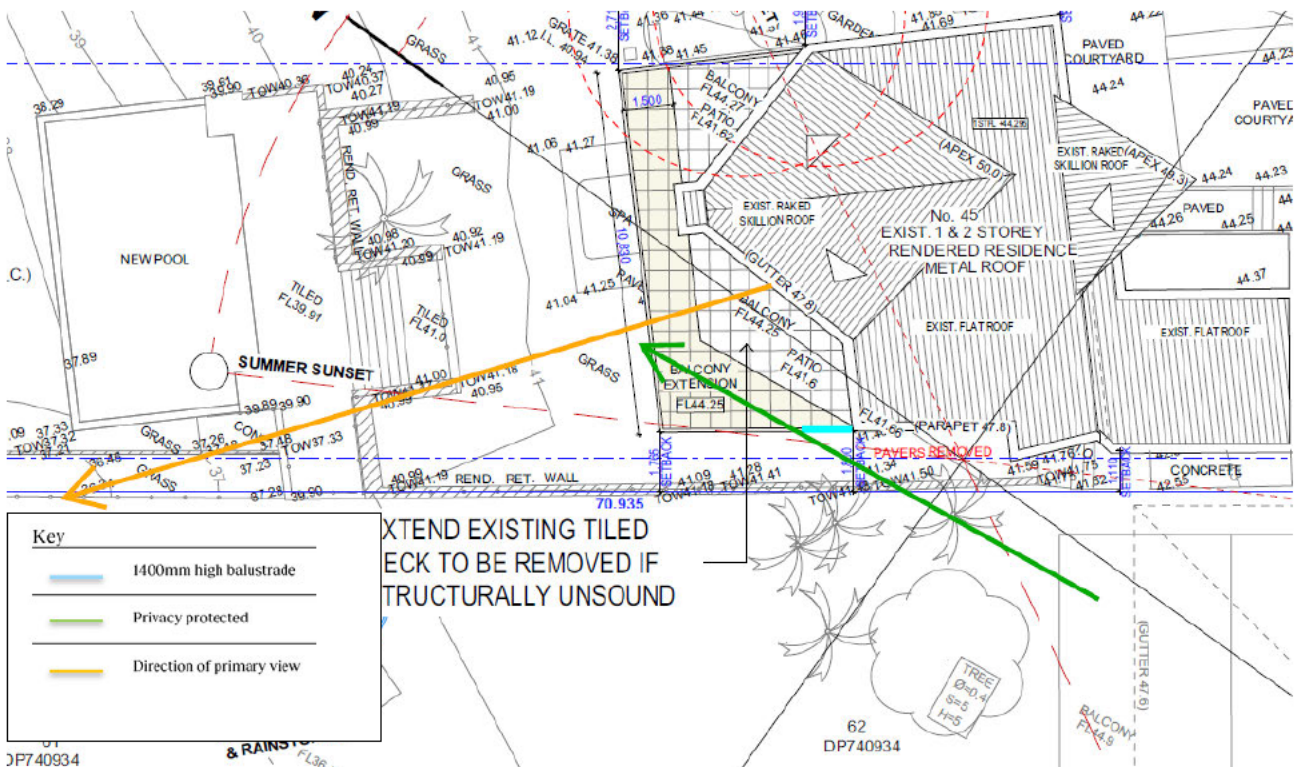


Figure 1: Figure - mark up effect of proposed balustrade condition

The suggested configuration could be imposed as a condition of development consent in the determination of the application.

The height of 1400mm has been suggested as this height of a frosted balustrade would screen persons in a sitting position on the deck and minimise inter-looking between both 45 and 47 Hillcrest Avenue.

The desired outcome of minimising overlooking without imposing a large bulky screen and in the form suggested also blends readily with the current proposed design and finish of the additions to the deck proposed.

A suggested condition would be in the following terms.

Design Changes

The approved plans are to be amended in accordance with the following requirements with the details to be incorporated in to the Construction Certificate plans.

- *The eastern side balustrade adjacent to the boundary with 47 Hillcrest Avenue is to be increased in height to 1400mm for a distance of 1600mm. The 1600mm distance is to be measured from bedroom 1.*
- *The section of balustrade with the increased height of 1400mm is to be a frosted or otherwise obscured finish to provide visual privacy.*

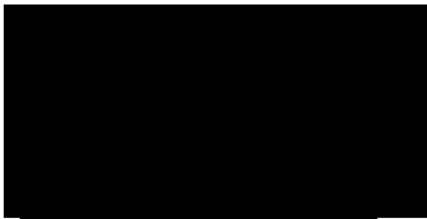
The imposition of a condition on the determination similar to the above is readily able to be implemented and responds to the concerns raised in the submission received by Council. The terms suggested avoids the creation of excessive additional bulk and does not detract from the amenity sought to be created by the proposed alterations and additions.

The suggested approach responds to the matters raised in the submission and is a reasonable balance of the concerns of both parties.

We therefore recommend to you that the application be approved subject to a condition as suggested above.

Should you require any further information, please do not hesitate to contact me on [REDACTED] or by email at [REDACTED]

Yours Sincerely,



Scott Barwick
Director