



25 March 2020

The General Manager  
Northern Beaches Council  
725 Pittwater Road  
Dee Why NSW 2099

**Attention: Tony Collier**

Dear Tony,

**DA2019/1238 - 26 Seaview Avenue, Curl Curl**

Reference is made to the above-mentioned application and the issues raised following your initial assessment. We note that the key issues were:

1. Views,
2. Privacy,
3. Streetscape contribution,
4. Articulation as viewed from the southern neighbour; and
5. Landscaped area.

Following an onsite meeting with yourself, and the erection of height poles, the applicant has considered all of the issues raised and modified the plans to appropriately address all of Council's concerns. Below we address each of the items raised and list changes made to resolve Council's original concerns.

### **1. Views**

The height poles were established on the site as requested and appropriately demonstrated that view loss was not an issue for the development. We understand that this issue has been resolved to Council's satisfaction.

### **2. Privacy**

Concern was raised regarding the implications for neighbours to the immediate north and east of the dwelling. Following an onsite viewing of the existing privacy available to neighbours and considering the proposed alterations to the upper level, some changes have been made to ensure that neighbours do not have any additional overlooking. The changes have been designed to enhance privacy whilst also ensuring that views from the subject site are retained.

Changes made include:

- Use of opaque glazing on balustrade for balconies facing north and east to a height of 1 metre

- Inclusion of planting as detailed on the revised landscape plan along the northern and eastern perimeter of the pool
- Including a 1.8 metre boundary fence at the northern end of the pool

These changes resolve any possible overlooking. The combination of the glazing change, planting and the existing topographical differences ensure privacy is vastly improved from the existing situation on site. Additionally, we have provided an updated detail landscape plan which shows specific species chosen to ensure enhanced privacy in these locations.

### **3. Streetscape**

The planning officer's concerns regarding bulk presenting to the streetscape have been considered and changes made to the frontage of the dwelling to better break up the front of the site. In particular, the following amendments are proposed:

- Setback of upper level bedroom
- Inclusion of a balcony on the street frontage to provide articulation
- Inclusion of a privacy screen for the new balcony
- Inclusion of a privacy screen on the western side of the first-floor deck
- Additional landscaped area within the front setback (reduced driveway area)

These elements provide more detail and interest in the street view of the site. The impacts for Seaview Street are positive with these elements softening the overall design.

### **4. Articulation as viewed from southern neighbour**

Alterations have been made at the frontage of the site on the side elevation to improve the view of the site from the neighbouring dwelling. In particular:

- The master bedroom, ensuite and WC have been revised to increase wall articulation on the southern wall.
- A balcony is provided on the western elevation extending to the side elevation, with privacy louvres included on the southern side
- Additional high sill windows are included to break up the bulk

As a result, the presentation to the neighbouring site is improved and greater interest added to what was a more bland wall in the original design.

### **5. Landscaped area**

The landscaped area proposed has been increased with a reduction in a paved area at the front of the dwelling and reduction in the timber deck area at the rear of the site. This allows for the proposed landscape area to be raised to 36% from 33.72%. This is a significant improvement from that originally proposed and a huge increase from the current site landscaped area of 26.89%.

**Summary**

Accordingly, we believe that all of Council's concerns have been adequately addressed and resolved in the amended plans. The changes enhance privacy, add articulation and increase landscaped area and detail. The result is a highly appropriate development, worthy of consent.

If you have any further enquiries on any matters in this regard, please do not hesitate to contact me on 0413341584.

*Yours faithfully,*



Sarah McNeilly  
Director  
**Watermark Planning**