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**Sent:** 24/05/2023 9:33:44 PM  
**Subject:** DA 2023/0378 Alterations and additions to residential development -  
Alterations and additions to a dwelling house Property- 1129 Barrenjoey Road  
Palm Beach  
**Attachments:** 1129 BARRENJOEY ROAD PALM BEACH SUBMISSION TO COUNCIL.pdf;

Please see attached submission to Council in response to the above DA.

Kind regards

**LANCE DOYLE**

B.AppSc (UWS), M.Plan (UTS), RPIA, EPLA

**REGISTERED PLANNER**

0414747395

**DOYLE CONSULTING GROUP**



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24th May 2023

The General Manager

Northern Beaches Council

By email [council@northernbeaches.nsw.gov.au](mailto:council@northernbeaches.nsw.gov.au)

ATTN Kye Miles

**Re DA 2023/0378 Alterations and additions to residential development - Alterations and additions to a dwelling house**

**Property- 1129 Barrenjoey Road Palm Beach**

Dear Sir,

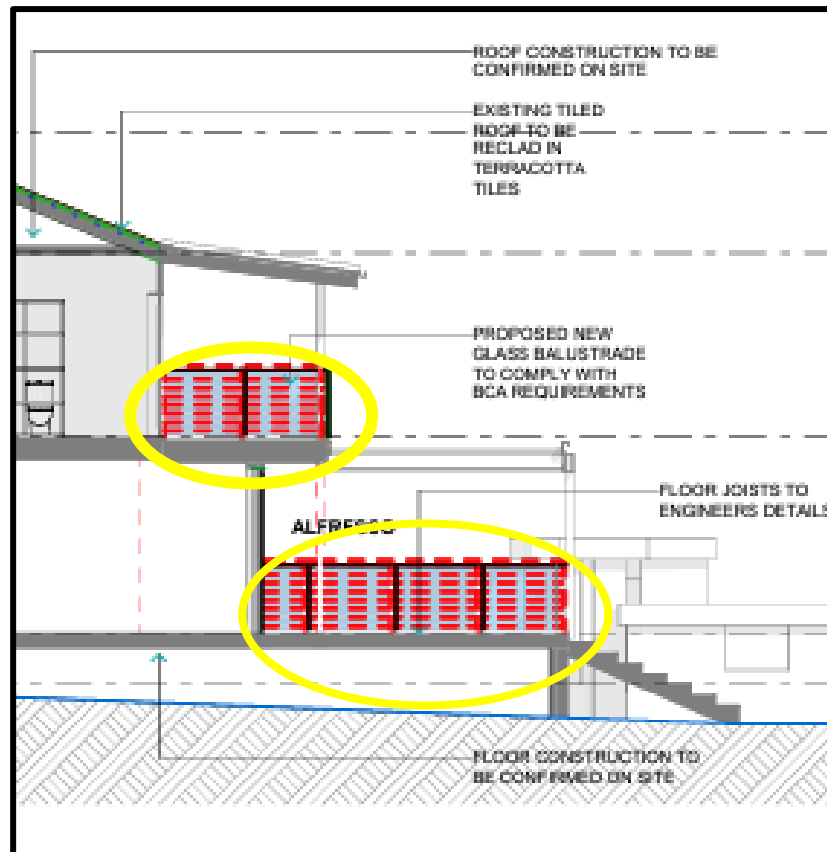
I am writing to you on behalf of Mrs Chadwick, owner and occupier of 1131 Barrenjoey Road, a residential dwelling which is in close proximity to the subject works and likely to be materially impacted by the proposal.

The preparation of this submission to council is supported by my visit to my clients site and the surrounding locality, review of the submitted plans and associated supporting documentation and assessment against the relevant provisions of the planning controls and Planning Principles of the New South Wales Land and Environment Court.

The principal concern over the proposal is the potential impacts upon the private open space of 1131 Barrenjoey Road.

The potential for adverse privacy impacts is a consequence of the fact that my client's dwelling is set back a greater distance from the foreshore than the subject dwelling on 1129 Barrenjoey Road. The resultant outcome, as can be readily ascertained by a viewing of the submitted DA plans, and confirmed by a site visit, is that the westernmost decks on both ground and first floors of 1129 will allow unfettered overlooking onto the westernmost private open space of 1131 Barrenjoey Road.

The issue is readily addressed and resolved by the provision of privacy screens to the northernmost areas of the ground floor "alfresco" area and the upper level deck as highlighted in the following extract from the architectural plans.



**EXTRACT FROM DA PLANS SHOWING AREAS REQUIRING  
PRIVACY MEASURES TO BE INSTALLED**

The requested privacy measures can be in the form of solid screens, vertical louvres with suitable overlap which will still allow access to north-western views from these areas or any other suitable devices with a finished height of no less than 1.7 metres above the finished floor levels of each deck area.

A site visit to my clients site would allow a clearer understanding of this concern. Please advise of a suitable time for you to attend my clients' site to enable you to understand the concerns raised in this letter to assist in your assessment.

**LANCE DOYLE**  
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