

Memo

Development Assessment

To: Development Determination Panel (DDP)

Cc: Steve Findlay
Manager, Development Assessment

From: Simon Ferguson Tuor - Planner

Date: 25 June 2024

Subject: Item 3.3 - DA2024/0012 - 78 Grandview Drive, NEWPORT

Record Number: TRIM : 2024/454478

The purpose of this memo is to advise the Panel that a late submission was received concerning the above item, from the residents of 80 Grandview Drive (northern side of the subject site).

The submission states:

We refer to the abovementioned Application and correspondence from Simon Ferguson Tuor dated 18.06.24 and with due respect to the contents of that correspondence, it would appear that there has been little recognition of the fact that the proposed Staircase is much closer to the common boundary to the north of the subject Property permitting close and unfettered vision through existing windows to the Interior of our Property, inviting an intolerable impost on our Privacy. This matter of concern has been raised previously and, as there is no other access being provided to the actual Residence in question, this creates a constant unwanted intrusion on our Privacy. The recent introduction of Privacy Screens to the South have no relevance with respect to our concerns, as the length of three flights, a stepped half landing and a half landing will facilitate very close "Grandstand" views into the interior of our Residence, as opposed to the more distant views that will be available from the Eastern Deck of the Studio.

Comment

The application has been modified numerous times in order to resolve the privacy concerns raised by the assessment officer and by residents during the notification period, and following amendments by the Applicant.

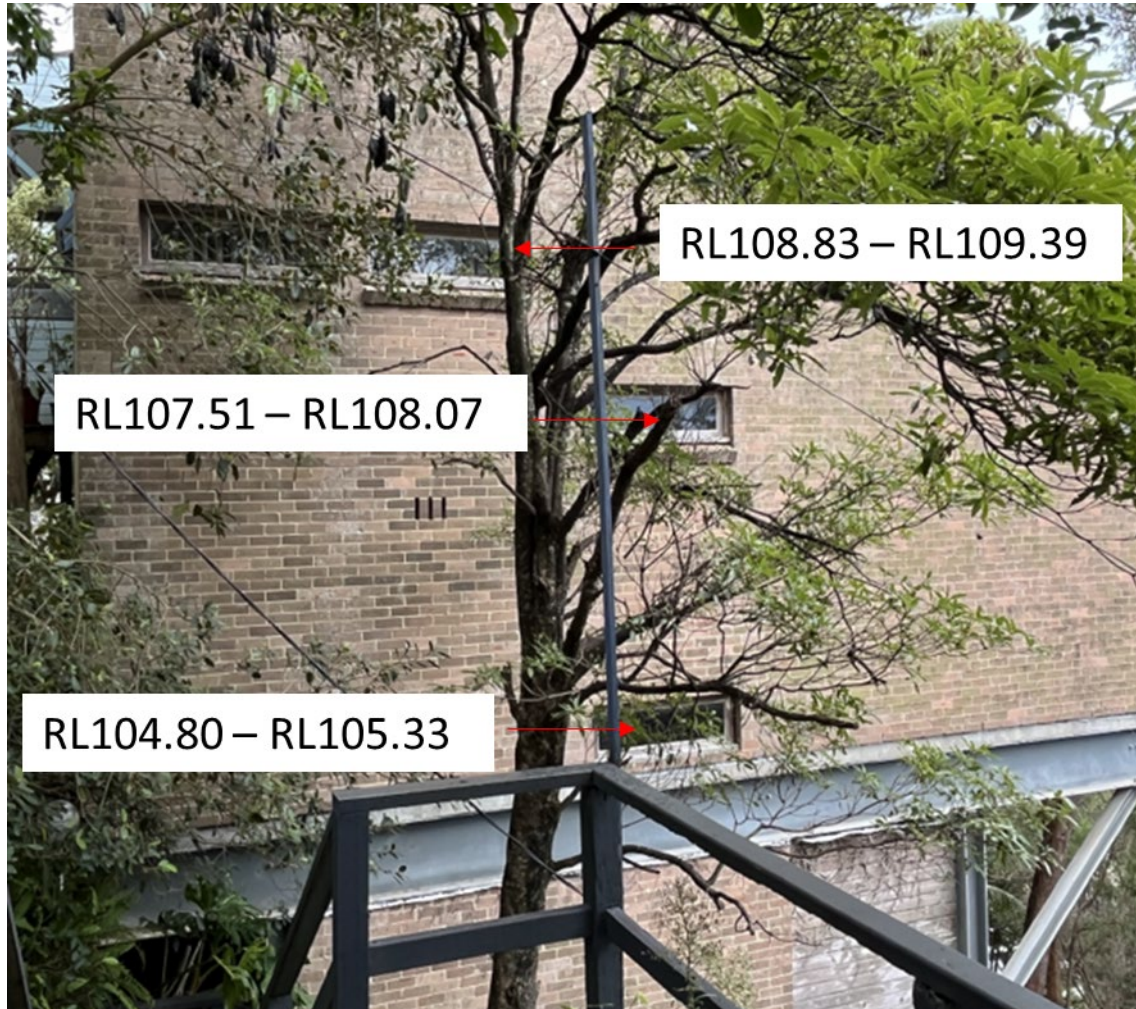
In an email response to the residents of 80 Grandview Drive on 19 June 2024 it was noted that:

The final set of amended plans included:

- reducing the originally proposed entertaining deck to a 1.2m walkway.*
- glazed windows on the northern and southern edges of the studio balcony.*
- solid balustrades in front of the studio (originally proposed as glass)*
- 1.8m privacy screen at south eastern corner of studio balcony.*

-1.8m privacy screen at top of staircase, in front of studio entrance. This privacy screen in particular should provide adequate screening were anyone to stand or sit along the 1.2m walkway in front of the studio.

The windows referred to in the late submission above are shown in the image below:



An email from the residents of 80 Grandview Drive confirmed that the two windows to the upper left are from a living room and have a sill height of 1500mm.

The two windows in the centre of the image serve an internal staircase.

Privacy measures to prevent overlooking from the living room windows to the entranceway to the studio included a 1.8m privacy screen at the top of the staircase.

It is noted that the lower of the two internal staircase windows is located at RL104.80 and RL105.33 and the middle landing of the proposed staircase has a floor level of RL105.37.

However, given that both staircases are not considered to be highly trafficable areas and that the landing is 1.3m from the side boundary and approximately 2.6m from the internal staircase windows of 80 Grandview Drive, it was not considered that the stated privacy concerns warranted a redesign.

Conclusion

It is considered that the late submission from the residents of 80 Grandview Drive does change the assessment of the application.

The additional submission does not alter or modify Council's assessment of DA2024/0012.

Recommendation

No change is required to the assessment report and associated recommendation and conditions.