
From: David Elfick
Sent: 21/11/2023 5:25:21 PM
To: Council Northernbeaches Mailbox
Cc: David Elfick
Subject: TRIMMED Objection to DA 2023/1532 Att Adam Croft
Attachments: 15 OCEAN ROAD PALM BEACH DA 2023 21 Nov.pdf;

Att: Adam Croft
Principal Planner
Northern Beaches Council
Via email

Dear Adam,
Attached is my objection to the DA 2023/1532 in reference to the proposed development of 15 Ocean Road, Palm Beach. Please acknowledge receipt of this document.
Regards

David

David Elfick

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15 OCEAN ROAD PALM BEACH DA 2023/1532

I am an owner occupier of 16 Ocean Road Palm Beach. I object to DA2023/1532 on the following grounds.

1. The excessive size and scale of the building. The proposed building height is 13.6m, 60% more than the allowable building height of 8.5m. Lower ground floor and upper ground floor? Surely there is only one ground floor, so the proposed building has a ground floor and the 3 more floors making it a 4 storey building.
2. The height of this building would have an extremely adverse effect on the north aspect of 16 Ocean Road. The shadow diagrams, although inadequate, already show that the proposed building will cut off all mid-winter sunlight from the courtyard of 16 Ocean Road and will overshadow much of the property's living spaces.
3. The proposed building will greatly intrude on our privacy.
4. The slope of the property. It would appear that the slope of the property has been incorrectly calculated and is less than 30%, 30% being the justification for the increased height. If in fact the slope is 30% it can be considered on a merits basis. What are the merits? The increased height results in a loss of privacy, sun, and increased shadow to 16 Ocean Rd.
5. The Environmental Planning and Assessment Act 1979 states as one of its Objects *to promote the sustainable management of built and cultural heritage*. The submission claims that the proposed building is consistent with the character of the site and surrounding locality. 15 Ocean Rd, 16 Ocean Rd and 2 Palm Beach Rd are neighbouring buildings dating back to the 1920's. (see attached photograph). These three buildings grouped together represent an important part of Palm Beach history. A 4 storey building at 15 Ocean Rd replacing the existing single storey building does not represent *an appropriately designed built form that responds to the characteristics of the area*. P14 Statement of Environmental Effects.
6. The submission claims that it protects the environment and yet it proposes to remove 15 well established trees including a beautiful grove of Kentia palms. These form part of the hill scape and are viewed from the public areas. On P16 they claim *The proposal does not require the removal of any significant vegetation*. How else can you define the removal of 15 well established trees and the removal of *1 approximately .019 ha of exotic dominated vegetation?* P30.
7. *The bulk and scale of the built form is commensurate with the established built environment within the vicinity of the site*. P17. This is inaccurate. None of the existing surrounding buildings have the bulk and scale of this proposal.
8. *The proposal will have social and economic benefits in the area*. P40. What are these benefits? The bulk and scale of the building will have a negative effect on the residents of 16 Ocean Rd. Replacing one house with another does not *contribute to meeting the demand for housing* P40. Removing 15 established trees and building a 4 storey structure will have a negative visual effect from the public areas opposite.
9. We have a large back garden and over the past five decades we have nurtured the growth of native plants, eucalypts, banksias. We have seen a return of wildlife to the

area, bandicoots, possums, blue tongue and water dragon lizards, even a green tree snake, king parrots, rainbow lorikeets, butcher birds, magpies, currawongs and kookaburras. Part of this rejuvenation is the corridor of natural hillside between the houses on Sunrise Road and the houses on Ocean Road. At present 15 Ocean Road contributes to that natural corridor. This will be replaced at first by an excavation and then a large building. This will affect the native wildlife's habitat.

10. *The proposal has been designed with consideration of the adjoining residents' amenity. P40. The proposal will not result in any unreasonable impacts upon adjoining properties. P41.* Nothing could be further from the truth. Please come to 16 Ocean Rd and see the effect this proposal will have on our privacy, winter sun and views, devastating for our much-loved property that we have enjoyed for 50 years.

David Elfick
16 Ocean Road
Palm Beach 2108



Cnr Ocean Rd and Palm Beach Rd, circa 1920's