

18 Sunrise Road,
Palm Beach NSW 2108

29 June 2021

Northern Beaches Council,
1 Park Street,
Mona Vale NSW 2103

Attention: Jordan Davies

Dear Sir,

Re: Mod2021/0321 – DA2019/0619

I am writing to object to two key components of the Clause 4.55 Application at Lot 1 DP 121833, 13A Ocean Road, Palm Beach.

My address is 18 Sunrise Road, located to the north of the proposed development. My land continues all the way down to Ocean Road. I am an immediate neighbour.

The proposed modification includes significant changes including a new gym, reconfiguration of the stairs, extension of the inclinator and the establishment of a continuous connection from the top to the bottom of the site.

1. Proximity to Site Boundary & Pool Fencing

The proposed Clause 4.55 includes the removal of the lap pool and changes to the square pool to the north of the site. The pool wall has been reoriented to be parallel with our shared boundary. My understanding is that the terracing, planters and towel lawn along this edge have been replaced with hard surfaces and one continuous solid wall. The extent of built form along this edge concerns me.

I would like to request that the set out of any footings or formwork is surveyed before concrete is poured to ensure there is no risk that the pool structure or pool fencing comes any closer than 1m to my boundary.

The Clause 4.55 drawings also show a pool fence running around one of the existing rocks and then towards our shared boundary. There is currently no fencing along our shared boundary so it is unclear to me how this fence is 'terminated'. I request that the applicant please provide a detailed drawing showing the proposed location and heights of all pool fencing.

2. Tree Removal

The second issue relates to the removal of trees on the site, in an identified slip zone. There are two trees shown on the DA drawings to the north and east of the existing large rock. In the recent Clause 4.55 drawings these trees are no longer shown. I request that the applicant clarify the removal of any additional trees from the site, not currently approved for removal under the existing DA.

Yours faithfully,
Shirley Walsh