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The General Manager

Northern Beaches Council

Council@northernbeaches.nsw.gov.au

Re-DA No.2019/1504- 325 Whale Beach Road Palm Beach

ATTN: Mr Gareth David

Dear Sir,

Thank you for the opportunity to provide additional comments on behalf of Ms Shannon Gregory, the owner of 319 Whale Beach Rd in response to amendments to the above proposal.

It is appreciated that the applicant has become mindful of Council's controls and the visual importance of the subject site due to its prominent locality along the Palm Beach foreshore. The amended plans with the reduction in length of the proposed privacy screen coupled with the 1 metre setback along the nearest boundary have recognised the validity of the issues raised in our most recent submissions and consequently, the bulk of the concerns raised over the initial proposal have been addressed by the amended scheme and we thank you for your assistance in procuring a more satisfactory outcome.

It is important however to ensure that the construction and certification of the proposal is carried out to clearly recognise these amendments.

In order to ensure that there is no doubt over the amendments that are to be approved, I request that the Site Analysis Plan, Landscaped Area Calculations and

Landscape Masterplan be amended by Council or the applicant to delete the 1.8 m tall angled timber fence on these plans as these plans are inconsistent with the amended plans which are, on balance, satisfactory.

I also request the imposition of the following conditions of consent be included in any development consent likely to be issued by Council for the subject works –

1. *No part of the 1.8 m tall angled timber fence is to extend beyond a point 16 m from the easternmost salient of the subject site*
2. *No part of the subject works is to be placed at a distance of less than one metre to the adjacent boundary.*
3. *The proposed location of the proposed pool is to be set out by a registered surveyor to confirm that the easternmost wall of the proposed pool, excluding the balance tank will be located at a point no less than 11.2 metres from the easternmost salient of the subject site. This survey is to be carried out upon the completion of formwork for the pool and prior to the pouring of concrete for this component of the structure. This survey is to confirm the location is entirely in accordance with the approved location and concrete is not to be poured until concurrence is obtained from the relevant certifying authority.*
4. *Any landscaped element to be planted or erected within the area of the subject site east of the proposed pool is to be of a species that will not reach a mature height of any more than 1.8 m in order to protect views from the public reserve adjacent to the subject site along with views from 319 Whale Beach Road.*

Thank you once again for the opportunity to provide this further submission on behalf of the owner of No.319 Whale Beach Road in response to the amended scheme.

Should you wish to discuss this matter or require further information, please contact myself or Ms Gregory.

Regards,

LANCE DOYLE

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