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**Sent:** 8/09/2016 1:50:05 PM  
**Subject:** Development applications  
**Attachments:** GMCouncil.docx; GMCouncil.docx;

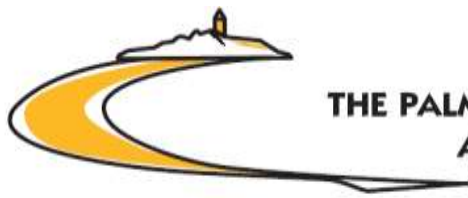
Attention General Manager Northern Beaches Council

I am forwarding a letter from the President of the PBWBA concerning a DA lodged in August  
Your attention to this matter is appreciated

Janette Davie  
Bay Cottage - 887 Barrenjoey Road - Palm Beach NSW 2108 = T:02 9974 4889 -  
M:0411131075



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**THE PALM BEACH & WHALE BEACH  
ASSOCIATION INC**



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PO BOX 2 PALM BEACH NSW 2108

The General Manager,  
Northern Beaches Council

The Development Application N0328/16 for 13A Ocean Road has raised concerns regarding overdevelopment of the site with the following:

- A potential defacto separate accommodation beyond a "granny flat" with rumpus room and pool
- Overshadowing of the neighbouring property.
- Overlooking of the neighbouring property.
- Bulk effects on the neighbour and the view from the street.

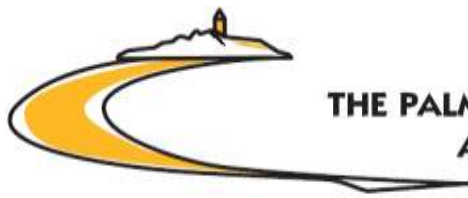
The proposed addition of a rumpus room appears to have created most of the issues and since it is detached from the existing house it has caused bulking, overshadowing and overlooking.

We generally support the two adjacent owner's concerns.

Yours sincerely,

(signed)

Dr. Richard West  
President Palm Beach and Whale Beach Association



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