
Sent: 9/09/2019 8:32:20 AM
Subject: DA2019/0847 - 5 Florida Road, Palm Beach
Attachments: 5 Florida Road Palm Beach Submission_Sent.pdf;

Attention: Catriona Shirley – Principal Planner

Hi Catriona,

Please find our submission to the development application at 5 Florida Road, Palm Beach attached.

Thank you for providing us with an extension on this matter.

Kind Regards,

Max Wheen

M: +61 420 975 622
F: +612 8905 3099
E: max@wheen.com

9th September 2019

Dear Catriona Shirley,

Application No. DA2019/0847

Address: 5 Florida Road, Palm Beach – (Lot 12 DP 10167)

Thank you for providing us with an extension to the 9th of September 2019 to lodge our submission to the proposed development application for 5 Florida Road, Palm Beach. Our major concern is with the proposed extension on the southern side of the house, which will compromise both the visual privacy of our property at 7 Florida Road and the character of the surrounding area, being a dense bushland landscape with significant setbacks to neighbouring properties. Please find further detail on our concerns below.

1. **C1.5 Visual Privacy & C1.6 Acoustic Privacy** - There will be a significant impact on the visual & acoustic privacy of our private open space by extending the existing home to be within 1m of the site's boundary. The new balcony and window located on the side of the southern extension will have direct views across our pool and the surrounding deck, which will compromise the privacy of this area. Also, most of the existing landscaping, which will only partially screen this area, is located on our property at 7 Florida Road and no additional landscaping has been proposed to screen this area. We request that the side window is removed, the balcony is shortened to ensure that it does not overlook the pool and that additional landscaping is conditioned to screen this area.
2. **D12.5 Side and Rear Building Line** - The proposed development does not comply with the required 2.5m side setback in the PDCP, as the property already has a 0m setback to the northern side boundary of the home. Instead, the proposed extension is only setback 1m from the boundary to the wall of the house and 550mm to the eave of the house. This extension will be very visible from 7 Florida Road, as 5 Florida Road is situated slightly lower on the slope, which will significantly obscure our views of the natural bushland and box in our home on the southern boundary. The proposed works are also out of character with the site's immediate surroundings which are characterised by large lots in a dense bushland environment with generous setbacks to neighbouring properties. We request that the proposal upholds a minimum side setback of at least 2.5m, as specified in the PDCP.

Thank you for considering our submission and please don't hesitate to contact me if you have any further questions.

Kind Regards,

Max Wheen

M: 0420 975 622

E: max@ween.com