
Sent: 17/10/2020 10:21:09 AM
Subject: Online Submission

17/10/2020

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RE: DA2020/1136 - 13 Pacific Road PALM BEACH NSW 2108

DA2020/1136 - 13 Pacific Road Palm Beach.
ON BEHALF OF THE PALM BEACH AND WHALE BEACH ASSOCIATION

The application exceeds guidelines the DCP, notwithstanding the particular difficulties of the site and the existing conditions.

The proponent is requesting a 4.6 variation to building height beyond 8.5m to 10.0m. However, the proposal goes beyond 10.0m because of the topology. The effect is to create a bulkier building beyond the existing building and neighbouring buildings. We would not support the additional height.

The effect of the placement of the building is to protrude into the view from the road that adjacent buildings have generally complied with and we think the top level needs to be lowered to come at least under the 1.00m height guideline from the crown of the road.

The side setbacks do not comply with the DCP guidelines and it is noted by the applicant that they can't achieve such setbacks. Reducing the build down might alleviate the effects of intrusion into the setback limits.

The difficulty of access to the site from the street is clear but the existing driveway might have to be maintained to allow scenic protection inherent in the DCP objectives.

Additional overshadowing has occurred because of the extra bulk and height and this too might be alleviated by 1 to 4 above.

Privacy and overlooking issues can be addressed locally but need to be done not to impinge on view corridors.

We accept that the Council will take these comments in good faith in assessing this application.

RICHARD WEST AM

PRESIDENT PALM BEACH & WHALE BEACH ASSOCIATION