
Sent: 22/04/2021 12:42:20 PM
Subject: Online Submission

22/04/2021

MR nicholas allen
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RE: DA2021/0197 - 13 Iluka Road PALM BEACH NSW 2108

S U B M I S S I O N:
a written submission by way of objection to DA 2021/0197

Nicholas & Yasmin Allen 5 Woorak Road Palm Beach NSW 2108
18 April 2021

Chief Executive Officer
Northern Beaches Council
725 Pittwater Road
Dee Why
NSW 2099

Northern Beaches Council
council@northernbeaches.nsw.gov.au

Dear Chief Executive Officer,

Re:
13 Iluka Road Palm Beach NSW 2108
DA 2021/0197 Lot 62 DP 14682

WRITTEN SUBMISSION: LETTER OF OBJECTION
Submission: Nicholas & Yasmin Allen

This document is a written submission by way of objection to DA 2021/0197 lodged under Section 4.15 of the EPAA 1979 [the EPA Act]

Our property (5 Woorak Road Palm Beach NSW 2108) shares a common corner boundary with the subject property. We are objecting because the proposed DA has an impact on the amenity of our property the urban design particularly in Palm Beach caused by the DA being non-compliant to multiple controls.

Our amenity losses including view sharing and sunlight are directly attributable to non-compliance of the main PLEP and PDCP controls.

The location of the site is 13 Iluka Road, Palm Beach 2108 (Lot 62 DP14684) and is zoned R2 Low Density Residential. This is not a low density DA. The site has an area of 492.7m2

We request rear set back height to be consistent with the surrounding houses including removing the third story and roof terraces while maintaining our view of Pittwater. Of particular concern D12.6 Rear Building line, 6.5m control [62% non-compliance]

We note the height is inconsistent with the areas zoning and the landscape over built form is non-compliant. The proposed structure is overdeveloped.

We ask Council to refuse this DA as the proposed development does not comply with the planning regime, by multiple non-compliance to development standards and controls. This non-compliance leads directly to our amenity loss.

In this Written Submission we ask Council to request the Applicant to submit Amended Plans to bring the proposed development back into a more generally compliant envelope

Regards

Nicholas & Yasmin Allen

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