
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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To: DA Submission Mailbox
Subject: Online Submission

08/08/2022

MR Nicholas Allen
20 Bishops ST
Randwick NSW 2031

RE: DA2022/1158 - 13 Iluka Road PALM BEACH NSW 2108

I am the owner of 5 Woorak Road Palm Beach and share a boundary with this proposed development. The DA is for alterations and additions; however, it would be assessed under a new build. The Applicant has maintained some of the existing boundary walls to ensure they can stay close to the southern boundary.

Unfortunately, our view loss remains. The new DA is still presenting non-compliant development, and some of that non-compliance is within our viewing / solar corridor. I am not sure what it is that the owner and architect doesn't understand about the controls of the DP regarding overshadowing and building out the site with hard surfaces: the scheme is still too big and bulky for the corner site, relying on the idea of a separate dwelling that can achieve more building on a small site,,,then joining the "separate building" to the main building!! Thereby defeating the purpose of the DA. Our home is still overshadowed for most of the day to its outside space as shown in their shadow diagrams. Their last DA was pulled for the same reasons. Could I please arrange a time to meet your assessing officer. Regards Nicholas