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To: DA Submission Mailbox
Subject: Online Submission

28/01/2022

MR Peter Sumich
3 Norma RD
PALM BEACH NSW 2108
[REDACTED]

RE: DA2021/2547 - 1 Norma Road PALM BEACH NSW 2108

Formal submission will be made with a .pdf file. This submission is made on the autoform on the Council website.

Further technical points of objection will be provided by Gartner Trovato architects.

We are lodging an objection based on the following:

Pool is far too large and protrudes too far Eastward.

Pool has a significant impact on outlook from the house on 3 Norma. The view analysis photographs provided in the DA are not realistic.

Pool overlooks our outdoor area, looming very high.

Pool sticks out well beyond the natural vegetated landform and significantly further than the natural rockline. It is basically an eyesore. Therefore it impacts the natural vegetated landscape along the ridge which has always been respected by nearby pool developments which have thoughtfully nestled pools into the hill; conforming to the natural slope. Indeed the previous DA for 1 Norma submitted by Victoria Homes Property Developers in 2012 regarded a pool location on the East side of 1 Norma to be "too aesthetically aggressive" (personal communication with developer) and therefore a location on the Westward side of 1 Norma was planned.

There is no possibility of screening vegetation on the North East pool boundary because the pool is too big, is not adequately set back and the concrete steps which would run down the side of the pool leave no room for planting screening vegetation. Indeed the existing screening vegetation on the North East side would be wholly sacrificed by the current proposal leaving a bleak concrete shell exposed to 3 Norma which would impact our outlook significantly.

We would support a pool development with the following provisos:

We propose that the pool complex be reduced by 25% in size to a more modest dimension. The current pool size could host a water polo game and is grossly excessive with respect to the space available and the eyesore it presents to those who live on the hillside.

We propose that the pool be situated closer to the house on 1 Norma, utilising their own Eastern lawn area which could be easily and safely excavated with a rocksaw to preserve the

caved area which is highly valued by the Southern neighbours. The current DA proposes a lawned area and then a decked area and then the pool itself, all adding up to the oversizing of the footprint and unnecessary protrusion.

It should be possible to resituate the pool 3 metres closer to the house with a redesign utilising the lawned area and the pool needs to be reduced in area by 25% to a more polite size to allow for screening vegetation and adequate setbacks.