
From: James Pilcher
Sent: 24/11/2023 4:24:27 PM
To: Council Northernbeaches Mailbox
Cc: Annie Pilcher
Subject: TRIMMED: DA2023/1548 Submission - 3 Waratah Road PALM BEACH
Attachments: Submission - Pilcher.pdf;

To Claire Costanza
Officer
Northern Beaches Council

Dear Claire,

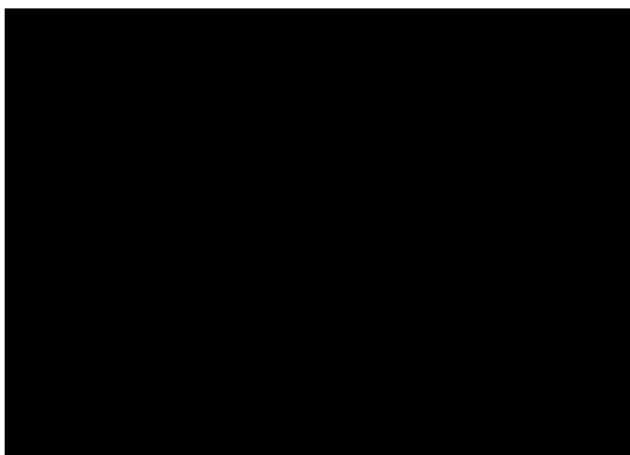
Please find attached our submission for DA2023/1548 regarding 3 Waratah Road PALM BEACH

Kind Regards,

James Pilcher
Sent of behalf of my mother Annie Pilcher (CC'd and owner of 1187 Barrenjoey Road PALM BEACH)

JAMES PILCHER
PRINCIPAL

M I L E H A M



1187 Barrenjoey Road
Palm Beach NSW 2108
24th November 2023

Clare Costanzo
Northern Beaches Council
PO Box 82
Manly NSW 1655

RE: DA2023/1548 Submission

To Claire Costanza,

We would like to make a submission relating to DA2023/1548 which has been lodged with Northern Beaches Council for 3 Waratah Road PALM BEACH.

Our property at 1187 Barrenjoey Road shares the boundary with 3 Waratah Road, and the proposed works are to be located along this shared boundary. Our principal living spaces (located on the upper 2 levels of our house) and principal private outdoor spaces directly face North towards the proposed works. Therefore our concern is the visual amenity of the proposed works that we will be viewing from our property. Our concerns are as follows:

1. There is a concrete path between our garage and their garage that is proposed to be retained and is not stated to be demolished. We would like to see this path demolished and tall plants proposed here to grow and screen out the view of the proposed works from the principal living and outdoor spaces of 1187 Barrenjoey Road.
2. The upper lever eave is proposed to be 900mm which we would like to see reduced to a 0mm eave on the South Western side to encourage sunlight and plant growth between our properties as mentioned in point 1 above. The ground level eave on the South Western side should be reduced as well for the same reason.
3. The new roof pitch proposed is 32 degrees, whereas the existing garage and house roof pitch is 18 degrees. We would like to see the proposed new roof reduced to 18 degrees so that the overall height of the building is reduced by approx. 800mm as a result to reduce visual bulk from our principal living spaces and overshadowing to our principal outdoor spaces.

Kind Regards,

Annie Pilcher and Family.