
Sent: 23/05/2021 11:51:11 AM
Subject: Objection

Formal objection to the proposed development at 13 Iluka Road, Pam Beach. **DA2021/0197**

The Palm Beach and Whale Beach Association makes the following points in objecting to the proposed development at 13 Iluka Road Palm Beach:

Our association considers that the proposal does not meet the Criteria or the intent of the current

Development Control Plan in a number of ways.

1. The proposal is considered unsatisfactory in it's poor response to the Nabilla Road and Iluka Road Streetscape and contrary to the presented Statement of Environmental Effects suggesting otherwise.

2. Proposing a black building and bulky forms as viewed from a public space are out of context in the Associations view.

3. The built form is particularly bulky and continuous through two accommodations along Nabila Road with the effect of denying normal sunlight for most of the day to adjacent neighbour's private open space, in contravention of solar sharing required in the DCP. This particularly applies to 11 Iluka Road where the overshadowing in the middle of the day could be devastating.

4. It appears to deny the immediate neighbours from maintaining their current iconic views from Lucinda Park and Pittwater by proposing a second story on the eastern end. The proposal might be looked at as determined in Tenacity Consulting Vs Warringah Council.

5. The proposal is for a trafficable roof which could create privacy, overlooking and noise conditions to immediate neighbour's contrary to the DCP. This condition should be removed as it effectively creates a third level.

6. There are two cojoined accommodations appearing as a potential AirBnB enterprise in one or both. This could have quite serious consequences in the context of a quiet residential street already limited in parking spaces. Onsite parking is limited to two.

Considering the number of compliances issues we respectfully request that the application, as i presented, should be refused.

LYours sincerely,

Richard West AM
President Palm Beach Whale Beach Association
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