

R & H Projects

The General Manager
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Ms Kekwick
Senior Administration Manager

**Re: Objection to the proposed redevelopment of 20 Palm Beach Road, Palm Beach
(DA2020/0214)**

I have been asked by the owners of 16 Palm Beach Road, Palm Beach to lodge a further objection on their behalf to the above development application. It is noted that this application is recommended for approval, subject to conditions, by Council's Assessment Manager.

The application is referred to Council's Development Determination Panel because of a proposed variation of 20.8% to the development standard for height in clause 4.3 of the Pittwater Local Environmental Plan 2014. As noted in the assessment report, previous development applications have been lodged on this site and rejected because of unjustifiable variations to the height control. What has happened between previous applications and the current application? The development standard for height hasn't changed, Council's Planning Policies haven't changed, and the impacts on the amenity of the adjoining residence have not changed, and no mitigated proposed. Accordingly, Council should be consistent in its planning decisions – and this is manifestly in the public interest.

The justification submitted for the 20% variation from the height standard claims that the non-compliance *will mitigate any adverse impacts of overshadowing and loss of views*". The justification, however, does **not** conclude that the loss of visual privacy will be mitigated. On this basis alone Council is justified in refusing the application for failing to fully justify the variation from the development control standard for height.

Attached is a diagram that illustrates how the addition of privacy screens to the upper windows could mitigate some of the loss of visual privacy on the adjoining residence. It is submitted that if Council is prepared to approve this application, which does not comply with its standards or controls, it should only do so if a condition of consent requiring the installation of privacy screens at both ends and the middle of the uppermost windows is imposed.

Yours sincerely



Derek Sinclair
Director

R & H Projects

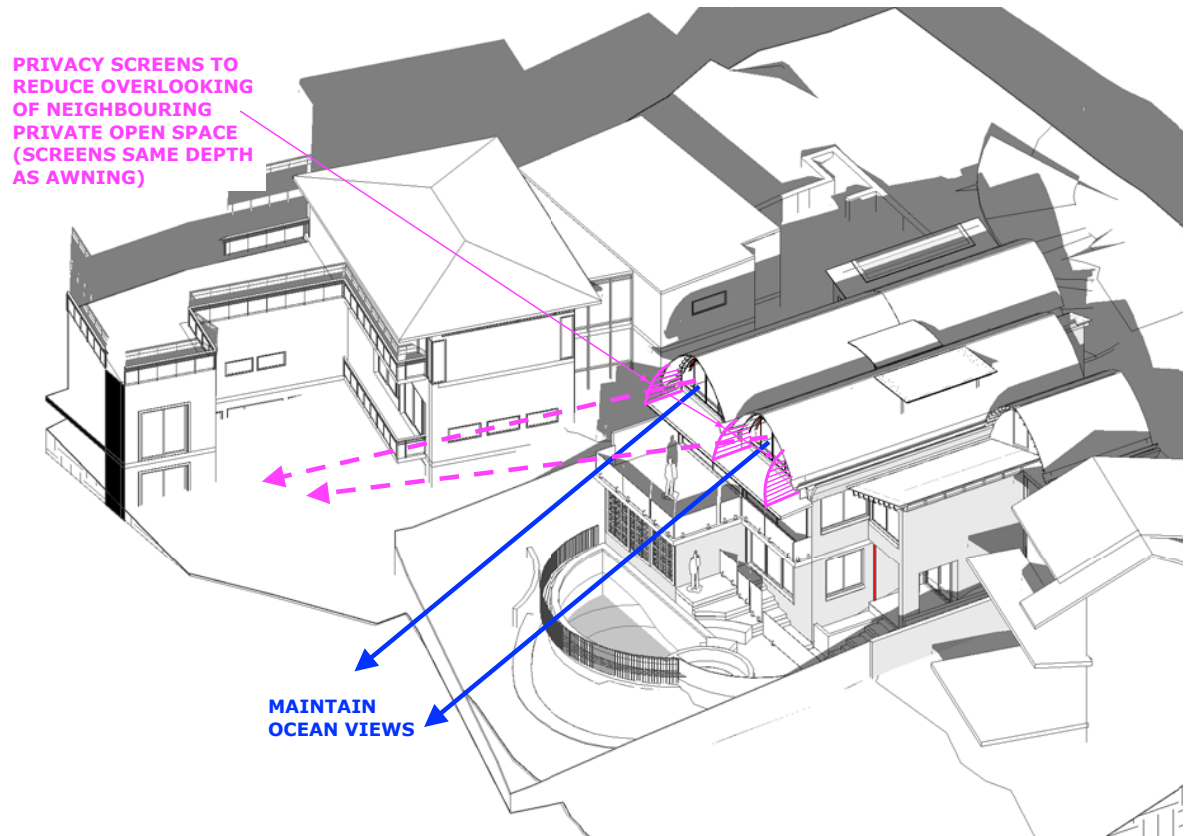


Diagram - addition of privacy screens