
Sent: 16/04/2020 10:08:12 AM
Subject: Development Application Number: DA2020/0028

Attention: Phil Lane

My apologies for the late submission. Due to the on going drought and the current pandemic, I have not been at my home, 8 Ocean Road Palm Beach, a lot. As such, I only received notice of the proposed development at 9 Ocean Road Palm Beach last week. I request that all correspondence be by email from this point.

I am expecting the development application (DA) of 9 Ocean Road Palm Beach to be resubmitted to comply to standard boundary setbacks.

There are components of the building that have been excluded from the setback dimensions, that I believe should be included. I have listed these items below.

1. The verandah that wraps the north-east corner on level 1, appears to extend all the way to their north side boundary.
2. Again, the verandah that wraps the north-east corner on level 1, appears to extend within approximately 1500mm of the east front boundary at the centre of the lot.
3. The balcony on the north-west corner outside bedroom 3 on level 2, appears to extend all the way to their north side boundary.
4. The terrace on the north-west corner outside dining room and kitchen on level 3, appears to extend all the way to their north side boundary.

Of concern are the north facing windows of bedroom 3 on level 2 and the dining room on level 3. These windows overlook my property. I am seeking assurance from council and the development applicants, that if I were to apply to construct a residence of similar height, obstructing the outlook of these windows would not be a reason for objecting to such an application.

I have had difficulty finding current minimum setback requirement that apply in this instance. I have tried calling council for assistance without luck. I have linked below what I have managed to find and believe the lot width to be 21.39m. If my information is incorrect, could you please provide the correct information to me?

http://www5.austlii.edu.au/au/legis/nsw/consol_reg/seppacdc2008721/s3.10.html

Regards,
Graham Wilkinson
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