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**From:** Richard West  
**Sent:** 14/11/2024 10:19:13 PM  
**To:** Council Northernbeaches Mailbox; Louise Kerr; Andrew Johnston; Scott Phillips; Mandeep Singh; Miranda Korzy  
**Subject:** TRIMMED: DA2024/1383  
**Attachments:** PBWBA Submission 20 Sunrise Rd PB 8 -11- 24.pdf;

Richard West



The Palm Beach & Whale Beach Association Inc.

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## **SUBMISSION - OBJECTION**

### **Development Application No. DA2024/1383 Construction of a secondary dwelling and inclinotor**

We refer to DA2024/1383 at 20 Sunrise Road Road, Palm Beach and submit our concerns regarding the Development Application lodged for this property.

The property is located in an iconic location above the ocean beach. It can be seen from kilometres away from the sea. Ocean Rd is a State Road and is listed in the Pittwater Scenic Streets Register. Ocean Rd is well used by pedestrians and carries large volumes of traffic, including buses, especially during the summer holidays, weekends and Easter and becomes congested. Parking spaces are at a premium.

The site has a 19.8m wide frontage to Sunrise Road to the west, a 19.505m wide frontage to Ocean Road to the east. The site falls from the upper frontage at Sunrise Road down to the lower frontage at Ocean Road. The proposed secondary dwelling will only be accessible from Ocean Rd.

We rely on the legislated planning instruments and Northern Beaches Council (NBC) to ensure that all DAs comply with the current Pittwater LEP2014 and DCPs.

We are concerned that this proposed DA appears to breach some of the LEP and DCP controls for the site. We are particularly concerned with the lack of carparking and the height breach.

#### **Clause B6.3 Off-Street Vehicle Parking Requirements**

A minimum of 1 parking space is required in addition to the existing requirement for the principal dwelling for a secondary dwelling. This application does not provide a third off-street parking space in association with the proposed secondary dwelling, resulting in **non-compliance** with this development control.

The western side of Ocean Rd where the block reaches the road is designated No Stopping. The eastern (beach) side of Ocean Rd and the indented parking bays are designated 12P Paid Parking 7am - 7pm. There is a small parking bay opposite the site on the eastern (beach) side of Ocean Road. These parking bays are **NOT** designed for permanent residential parking, nor is the larger parking area located near the amenities block. These parking areas are designed for visitors and tourists, not to provide a parking space for residential parking shortfalls.

We believe the D/A should be amended by providing a parking space within the property on the Ocean Road frontage.

We believe this is **NOT** a minor breach but rather failure to provide a parking space warrants refusal of the application.

### **Height Clause 4.3 Height of buildings**

The Pittwater LEP 2014 limits the height of a detached secondary dwelling on land within the C4 Environmental Living zone to 5.5m. The proposed secondary dwelling breaches the 5.5m height control by 36.4% due almost entirely to an unusual roof shaped like a wing. If the reason for the clerestory window is to allow more light into the dwelling a skylight should be installed into a conventional roof shape to avoid the height breach.

### **Additional comments**

There is quite a space under the floor of the dwelling, as seen in drawing no. DA13. The use of that space must be conditioned as non - habitable space.

### **Traffic Plan**

Given the difficult topography of the site, difficult access and the parking restrictions along Ocean Rd, should a secondary dwelling be approved in some form, it is imperative that a comprehensive traffic management plan be submitted and strictly adhered to to ensure the safety of pedestrians and road users.

Given the above, we believe that this DA should NOT be approved in its current form.

Prof Richard West AM

President

8 November 2024