

From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 1/02/2022 7:00:32 PM
To: DA Submission Mailbox
Subject: Online Submission

01/02/2022

MR DAVID GIBSON
9 PALM BEACH RD
PALM BEACH NSW 2108


RE: DA2021/2416 - 155 Pacific Road PALM BEACH NSW 2108

ATTN: Mr Adam Mitchell

Dear Sir;

I wish to object to Development Application 2021/2416 at 155 Pacific Road Palm Beach NSW 2108 for the reasons outlined below.

I am the resident/owner of 9 Palm Beach Road Palm Beach NSW 2108 (Lot 10 in DP1064956). My property borders the above property on the eastern side of 155 Pacific Road & lies down the escarpment from it.

I am principally (very) concerned that the excavation of land & removal of vegetation & root systems contemplated by the above DA will destabilise the land and create significant drainage issues.

The slope is steep & any instability caused by inappropriate excavation would have huge ramifications for the properties below, including my property.

I note there are several large rock outcrops behind and above my house that lie on the border between the two properties. Under no circumstances should these be at all disturbed.

I note that in times of heavy or constant rain the volume of surface & subterranean water that flows down the escarpment from 155 Pacific Road is considerable. I recently spent a large sum of money in the construction of a drainage system surrounding my house in an attempt generally to deal with the flow of water down the escarpment.

My personal research into water flow & land stability resulted in a number of conflicting opinions confirming the complexity surrounding drainage & stability of the site in question. I do not believe that any geo technical survey could be sufficiently accurate to the extent that it would alleviate the problems explained above.

I am also concerned about the proposed studio on grounds of privacy & note that no information has been provided as to the internal layout of the studio nor its intended use.

I note that there are a number of current inappropriate excavations to the escarpment in the Palm Beach area for which community concern has been expressed.