

---

**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 11/11/2021 11:19:42 AM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

11/11/2021

MR Jane Grover  
37 Iluka RD  
Palm Beach NSW 2108  
[REDACTED]

**RE: DA2021/1862 - 102 Iluka Road PALM BEACH NSW 2108**

Thank you for notifying us of the submission for DA at 102 Iluka Rd, Palm Beach and accepting submissions.

We live directly opposite the site and are concerned about the changes to street scape and the available landscape plans, which see many mature trees removed, particularly the large feature date palm, to be replaced by a mass of construction right up to the boundary for this development.

We are also seeking/requesting engineering backed evidence of the affect the underground basement may have on the existing water table, including potential erosion and risk to the bore water supply. We would prefer to prevent an issue than have an apology after the fact.

We ask that the following are considered in the assessment of the DA:

- The landscape plans show two trees planted on the northwest corner of the Council road reserve that will block pedestrian access along the verge.
- The proposed landscape area does not comply with the Pittwater DCP.
- The front and southern side setbacks are not compatible with the Pittwater DCP.
- The screening of the bulk and scale of the proposed development is completely reliant on plantings on the Council road reserve.
- As stated in the Statement of Environmental Effects that the proposed studio not be utilised for any form of separate accommodation. This should be made a Condition of Consent.

We would also ask council to consider whether the access to the public laneway on council land leading down to Snappermans Reserve, will remain open for the existing residents of Iluka Rd and the general public, during the construction period.

Thank you  
Jane Grover