
Sent: 21/06/2021 12:21:04 PM
Subject: Online Submission

21/06/2021

MRS Carolyn Thomas
- 2 Woorak RD
Palm Beach NSW 2108
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RE: DA2021/0197 - 13 Iluka Road PALM BEACH NSW 2108

Northern Beaches Council
council@northernbeaches.nsw.gov.au
cc: Adam Mitchell, NBC Town Planner

Dear Chief Executive Officer,
Re: 13 Iluka Road Palm Beach NSW 2108 DA 2021/0197

WRITTEN SUBMISSION: LETTER OF OBJECTION

The small changes made to DA 2021/0197 since April 2021 have not allayed my concerns of the overdevelopment of this site. It is by any reasonable assessment a large building on a small parcel of land.

The Nabilla and Woorak Road streetscapes are lined with homes that have garages or carports more than 1.5 metres inside the boundary. This architectural drawing shows the garage on the boundary, which is unacceptable and contrary to Council guidelines.

I also request that Council reject the proposed roof deck and stairs on the Iluka Road end of the building. Our neighbourhood is family friendly, not party central. Our community lives in a serene locality with safe Pittwater beaches used by many young families.

There is a suggestion in the design that the 'granny flat' will be used as an Air B&B letting which is not appropriate in a streetscape where neighbours know each other and are respectful of each other's needs.

The proposal is not in the public interest pursuant to Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979 because it results in a development that breaches development standards and controls. The proposed development would result in a development that is of excessive bulk and scale which results in adverse impact on the streetscape, adjoining properties and the broader locality.

Yours Sincerely
Carolyn Thomas