
Sent: 21/06/2021 12:58:21 PM
Subject: Online Submission

21/06/2021

MR Mark Flew
- 10 Nabilla RD
Palm Beach NSW 2108
mark@mve.net.au

RE: DA2021/0197 - 13 Iluka Road PALM BEACH NSW 2108

Chief Executive Officer
Northern Beaches Council
725 Pittwater Road
Dee Why
NSW 2099

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

Dear Chief Executive Officer, 21/06/2021
Re: 13 Iluka Road Palm Beach NSW 2108 DA 2021/0197

WRITTEN SUBMISSION: LETTER OF OBJECTION

We request Council refuse the new submission for DA 2021/0197 on the grounds of overdevelopment of this site.

It appears there are still many non-compliant elements to the new DA's design. The setback on Iluka and Nabilla Roads do not completely meet Council's Pittwater 21 DCP controls. They vary enormously, but of particular concern to us is the Nabilla Road variation. From between nil and 3 metres approximately is inconsistent with Council's desired outcomes for the locality. It does not enhance the existing streetscapes and therefore diminishes the future character and ambience of the area.

On Nabilla Road, the design includes a double garage flush on the boundary when it should be at least 1.5 metres inside that line between Council verge and the property. There are also design proposals on the first floor that extend to within 1.5 metres of the Nabilla Road boundary adding to the bulk of this design.

The granny flat is another concern we have, as it looks like a separate dwelling on the plans and therefore a possible Air BnB letting.

The scale and size of this building when viewed from both Nabilla and Iluka Roads will impact on our thoughtfully maintained streetscapes. We have made our locality a place where many visitors walk just for the pleasure of seeing an intact and serene beach environment.

We ask you refuse this application if only in the public interest pursuant to Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979

Yours Sincerely, Mark and Jo Flew