

This DA Submission Form must be completed and attached to your submission.

S96 No: N0282/14/S96/2

The Interim General Manager
Northern Beaches Council
PO Box 882
MONA VALE NSW 1660

(Fax No: 9970 1200)



Name SHIRLEY WALSH

Address 18 SUNRISE ROAD

PALM BEACH 2108

Phone 0412231125 (MEUSSA SLATTERY DAUGHTER)

Date 15 AUGUST 2016

Proposed Development: Swimming pool and spa with associated pool side deck and access stairs to residence. Modifications proposed are listed in the Statement of Modification which can be viewed on Council's website or at Council offices

At: 20 SUNRISE ROAD PALM BEACH NSW 2108

I have inspected the DA plans and related documents. I have considered them in the context of the relevant planning instruments or policies.

Yes No

I am willing to provide expert reports to supplement my comments should a conflict in opinion arise.

Yes No

I am willing to provide evidence to the Land and Environment Court if the application is appealed.

Yes No

In the interests of public transparency please note that your submission in its entirety will be available to the applicant or other interested persons on request and will also be made available on Council's internet site through Council's transparent Development Application Tracking process. You are encouraged, as is the applicant, to discuss with each other any matters that may be of concern.

COMMENTS: (You may use the space provided or attach a separate document).

PLEASE SEE ATTACHED LETTER

Name: SHIRLEY WALSH Signature: Shirley J. Walsh Date: 15 AUGUST, 2016

Disclosure of Political Donations and Gifts (sec 147 EP&A Act 1979):

Please read the information enclosed concerning political donations and gifts disclosure and, if relevant, tick the box below and provide details of the donation or gift on the disclosure statement available on Council's website:

I have made a political gift or donation

18 Sunrise Road
Palm Beach, NSW, 2108

14th August, 2016

NORTHERN BEACHES COUNCIL
1 Park Street
Mona Vale, NSW, 2103

ATTENTION: NICK ARMSTRONG

S96 No: NO282/14/S96/2

Dear Sir,

I am writing in response to the Request to Modify the Development Consent at Lot 140 DP 11552, 20 Sunrise Road, Palm Beach, 2108. I am an immediate neighbour, living to the south of the property at 18 Sunrise Road.

Firstly there is a lack of information shown on the plans and sections. None of the documentation provided in the original Development Application N0282/14, the first Section 96 NO282/14/1 or this Section 96 Application, show the distance of these works from my house or the heights of these works relative to my house or window openings. I request that this information is added to the plans and sectional drawings so that I am able to make a proper assessment of the potential impact of these works.

My comments regarding this Section 96 Application include; objections to the increased projection and sizing of the pool and spa, items that I believe require further clarification for proper assessment to be made and my support for the relocation of the stairs to the northern side of the property.

1. The entire pool and spa structure appears to have been moved north-east by approximately 1.5m. This change has not been clearly noted on the Section 96 Application. Moving the structure outward in this direction is likely to obstruct view lines from my primary living area and main bedroom, both located on the northern side of my home. No indication of my window locations or view lines from my property have been shown as advised by Section C1.3 of the DCP.
2. The spa size has been increased from 1.5m x 2.3m in the original DA, to 1.725m x 2.7m in the first Section 96, to 2.25m x 2.25m in the latest Section 96 Application. This increase in size is not clearly noted in the Section 96 Application.
3. The pool has also been lengthened from 6m in the original DA, to 6.7m in the first Section 96 and now to 6.8m in the latest Section 96 Application.

4. While a measurement of width has not been provided on this set of drawings it also appears that the pool has been widened by up to 600mm. Measurements on the previous drawings submitted show the pool has already been widened from 2.45m in the original DA, to 2.5m in the first Section 96.

I object to any further projection of built works beyond the line shown in the previously approved Section 96 NO282/14/1 and I object to the increased sizing of either the pool or the spa as outlined in items 1-4. I also raise concerns about the impact any such changes may have on the BASIX Assessment.

The lack of information shown on the drawings make it difficult to clarify the impact of items 5-7. I ask that further information is provided so that I may understand the impact of these changes to my privacy, solar access and acoustic protection.

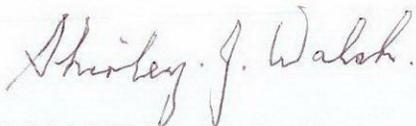
5. The level of the timber deck has been raised from 41.00 to 41.20. This change has not been noted on the Section 96 Application.
6. There is a lack of detail about the character and location of balustrading both around the pool and on the proposed new pathway leading to the beach.
7. Given the proximity of this work to my main bedroom and primary living room I expect that pool equipment will be suitably insulated to protect me from any noise pollution, in accordance with Section C1.6 of the DCP.

Finally, I would like to express my support for the re-planning of circulation on this Section 96 Application.

8. I strongly support the relocation of the stairs to the northern side of the property due to issues of visual privacy. As mentioned previously my main bedroom (lower ground level) and primary living area (ground level) are both located on the northern side of my home, on our shared boundary. I believe the relocation of the stairs to the north and planted screening on the southern side of the timber deck show a respectful solution with regard to privacy and overlooking.

I ask that Council closely consider these matters when reviewing the Request to Modify the Development Consent at Lot 140 DP 11552, 20 Sunrise Road, Palm Beach.

Kind regards,



Shirley Walsh

Resident at 18 Sunrise Road, Palm Beach