
From: Peter McCallum
Sent: 17/12/2024 1:16:25 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: DA2024/1327 - 7 Pacific Road Palm Beach
Attachments: McCallum submission December DA2024_1327.pdf;

submission regarding amended plans for DA2024/1327 - 7 Pacific Road Palm Beach

Please find attached our submission regarding the proposed development at 7 Pacific Road Palm Beach

[REDACTED]

Kind regards
Peter McCallum

[REDACTED]
[REDACTED]
5 Pacific Rd, Palm Beach

17 December 2024

General Manager
Northern Beaches Council
P.O. Box 882
Mona Vale NSW 1660

Attention: Development Assessments Officer:

Dear Development Assessments Team,

RE: DA2024/1327 - 7 Pacific Road Palm Beach

This submission in relation to the amended plans submitted for the development application DA 2024/1327 proposing A new Granny Flat & Garage, Lift and Stair to an existing dwelling.

We note that Council has published a Development Engineering Referral Response, where, amongst other items, a more detailed explanation of the stormwater management plan has been requested of the applicant.

We are also concerned with regard to the stormwater management, specifically in the amended plans where a “new mass stone retaining wall” is proposed on the property boundary adjoining the road reserve, and the road reserve being backfilled with soil to the height of the retaining wall. We are particularly interested how the applicant intends to manage the stormwater diverted from natural runoff from the road reserve.

We note that the overall height of the proposed development has been reduced from the original plan, yet is still above the 8.5 metre height, this amended plan as published does not explain the need to exceed the height limit.

The need to have a pitched roof over the proposed development is not clear by way of this amended plan, it is not oriented the same way as other part of the applicants property so is not part of an overall visual concept or design aesthetic. The pitched roof is also out of line with all other parking structures neighbouring the proposed development as they all have flat roofs with sufficient pitch for stormwater management and maintain views of iconic headlands from the street. The applicants amended plans clearly demonstrate by way of their own diagrams that the view will be obstructed by their development.

By way of the amended plans we cannot see any provision made to the proposed stairwell to offer any privacy screen to our property at 5 Pacific Road, where the occupant from the proposed development would have clear views over and down into our yardspace.

Should you wish to inspect the development site from our property, please contact the undersigned.

Yours Faithfully

Peter McCallum
5 Pacific Road Palm Beach