

From: Philip Quirk
Sent: 10/05/2023 8:08:33 AM
To: Council Northernbeaches Mailbox
Cc: Diana Dennison
Subject: TRIMMED: Review No. REV2023/0007 (DA2022/1158)
Attachments: Site pole 13 Iluka.png;

Attention Jordan Davies Planner
May 10 2023

RE – REVIEW

Application No. REV2023/0007 (DA2022/1158)

Lot 62 DP 14682 13 Iluka Rd Palm Beach

Dear Review committee,

The view loss as defined by the recently erected height pole at 13 Iluka Rd Palm Beach is unacceptable.

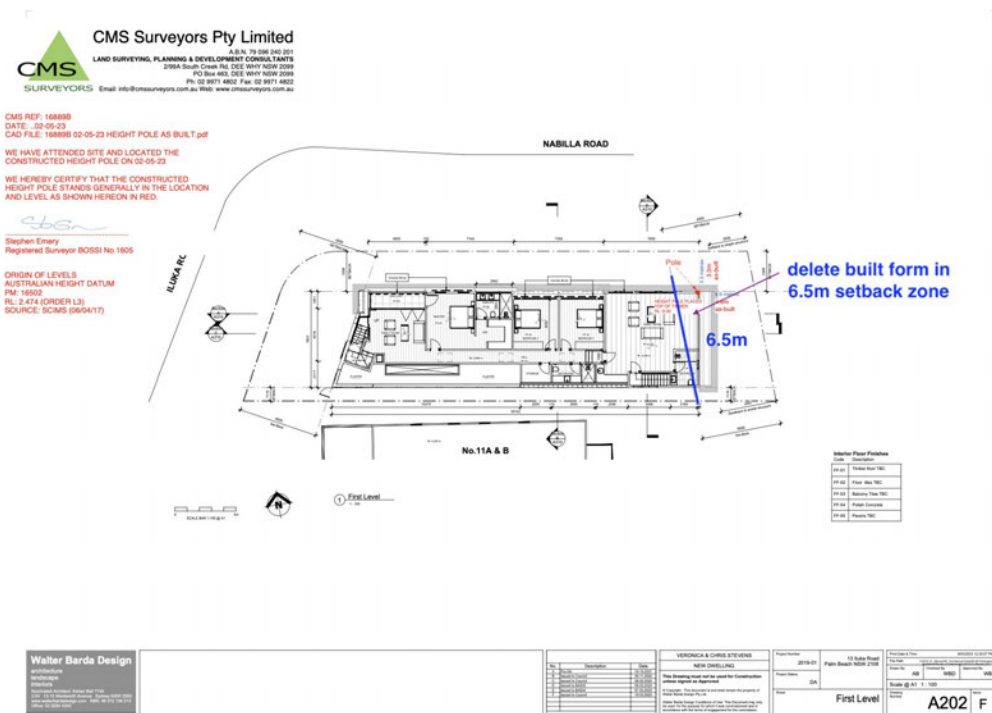
The view loss is caused by noncompliant setback to the eastern boundary as noted in the attached drawing of the proposed development.

We request that amended plans are submitted, that show a fully compliant setback of 6.5 m to 3 Woorak Rd (also known as 1 Nabilla Rd) and 3.3 m setback to Nabilla Rd

We request then that the height pole be repositioned to define the amended outcome.

Yours Sincerely

Diana Dennison & Philip Quirk



Philip Quirk
One Nabilla Road
Palm Beach 2108
M: [REDACTED]



CMS Surveyors Pty Limited

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CMS REF: 16889B
DATE: ..02-05-23
CAD FILE: 16889B 02-05-23 HEIGHT POLE AS BUILT.pdf

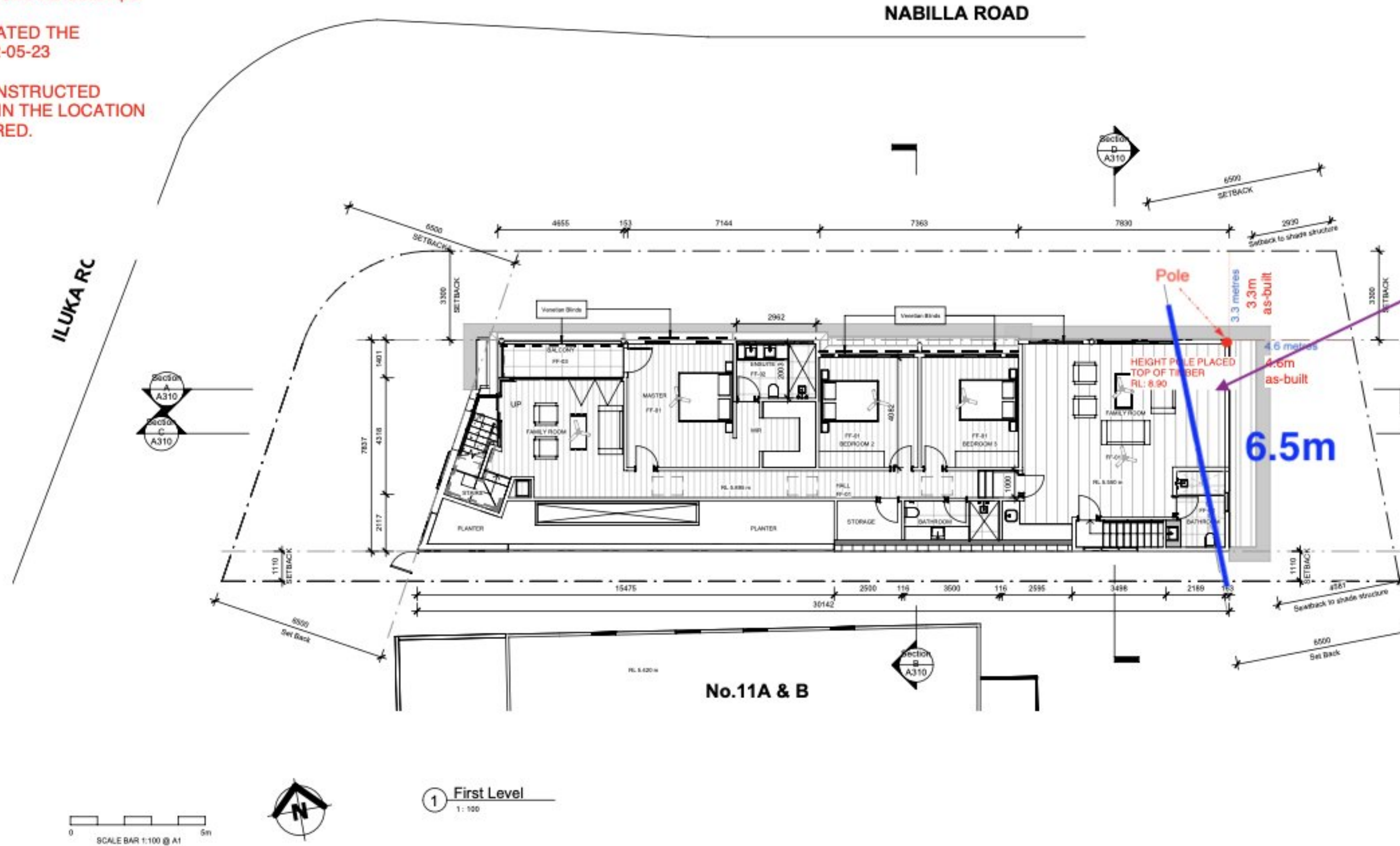
WE HAVE ATTENDED SITE AND LOCATED THE
CONSTRUCTED HEIGHT POLE ON 02-05-23

WE HEREBY CERTIFY THAT THE CONSTRUCTED
HEIGHT POLE STANDS GENERALLY IN THE LOCATION
AND LEVEL AS SHOWN HEREON IN RED.

Stephen Emery

Stephen Emery
Registered Surveyor BOSSI No.1605

ORIGIN OF LEVELS
AUSTRALIAN HEIGHT DATUM
PM: 16502
RL: 2.474 (ORDER L3)
SOURCE: SCIMS (06/04/17)



delete built form in
6.5m setback zone

Interior Floor Finishes

Code	Description
FF-01	Timber floor TBC
FF-02	Floor tiles TBC
FF-03	Balcony Tiles TBC
FF-04	Polish Concrete
FF-05	Pavers TBC

Walter Borda Design

architecture
landscape
interiors
Nominated Architect: Adrian Bai 7745
2/04 13-15 Wentworth Avenue Sydney NSW 2000
www.walterborda.com.au ABN: 48 072 136 513
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No.	Description	Date
A	Pre-DA	19.10.2021
B	Issued to Council	30.11.2022
C	Issued to Council	28.02.2023
D	Issued to BASIX	06.03.2023
E	Issued to BASIX	07.03.2023
F	Issued to Council	10.03.2023

VERONICA & CHRIS STEVENS

NEW DWELLING

This Drawing must not be used for Construction
unless signed as Approved

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Project Number 2019-01

13 Iluka Road Palm Beach NSW 2108

Project Status DA

Sheet First Level

Print Date & Time 08/03/2023 12:30:57 PM

File Path Z:\2019_01_Steven\08 - Architecture\Plan\02 DA Development\02-05-23\02-05-23 DA Development\02-05-23 DA Development.dwg

Drawn By AB Checked By WBD Approved By WB

Scale @ A1 1 : 100

Drawing Number A202 Issue F