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**From:** James Pilcher  
**Sent:** 11/04/2024 10:55:25 AM  
**To:** Council Northernbeaches Mailbox  
**Cc:** Annie Pilcher  
**Subject:** TRIMMED: RE: DA2023/1548 Submission - 3 Waratah Road PALM BEACH  
**Attachments:** Submission 2 - Pilcher.pdf;

To Claire Costanza / Reve Cocks  
Officer  
Northern Beaches Council

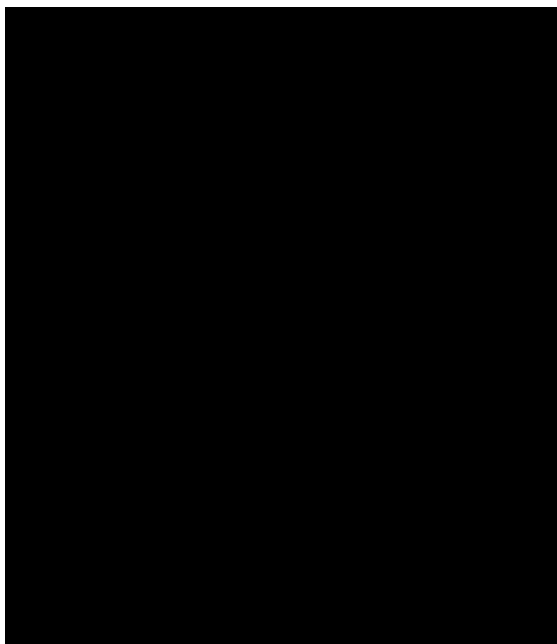
Dear Claire / Reve,

Please find attached our 2nd submission for DA2023/1548 regarding 3 Waratah Road PALM BEACH.

Kind Regards,

James Pilcher  
Sent of behalf of my mother Annie Pilcher (CC'd and owner of 1187 Barrenjoey Road PALM BEACH)

JAMES PILCHER



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**From:** James Pilcher  
**Sent:** Friday, November 24, 2023 4:24 PM  
**To:** council@northernbeaches.nsw.gov.au  
**Cc:** [REDACTED]  
**Subject:** DA2023/1548 Submission - 3 Waratah Road PALM BEACH

To Claire Costanza

Officer  
Northern Beaches Council

Dear Claire,

Please find attached our submission for DA2023/1548 regarding 3 Waratah Road PALM BEACH.

Kind Regards,

James Pilcher  
Sent of behalf of my mother Annie Pilcher (CC'd and owner of 1187 Barrenjoey Road PALM BEACH)

**JAMES PILCHER**



1187 Barrenjoey Road  
Palm Beach NSW 2108  
10<sup>th</sup> April 2024

Clare Costanzo  
Northern Beaches Council  
PO Box 82  
Manly NSW 1655

**RE: DA2023/1548 Submission**

To Claire Costanza,

We have reviewed the amended Architectural plans for 3 Waratah Road PALM BEACH that are uploaded to Council's portal on 16/02/2024 and would like to make a further submission to our original submission dated 24<sup>th</sup> November 2023.

We cannot overstate the impact that this proposal will have on our visual amenity. Our principal living rooms, being kitchen living and dining and outdoor balcony, are all on the second level of our house with an RL of 5.58 and directly face the proposed second storey (RL 5.20). We also wish to point out that the proposed second storey structure is only some 7m away from our balcony which is accessed from our principal living spaces.

We find the bulk and scale of the proposal to be unacceptable if visual amenity cannot be addressed and enforced by Council. No consideration has been given for the visual amenity of this proposal from our property. We would like to request that the plans be amended to allow enough side setback from our shared boundary for the ground floor garage, and to propose that tall mature vegetation be planted, grown and maintained for greenery to screen the view of the proposed structural from our principal living areas on our second level. This is to ensure that no loss of property value is to be incurred to our property as a result of an impact to our visual amenity.

Kind Regards,

Annie Pilcher and Family.