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18 JAN 2017
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This Development Application Submission Form must be completed and attached to your submission.

EPC 104

DA No: N0565/16

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

Name .. Peter McCallum

Address .. 5 Pacific Rd Palm Beach 2108 ..

(Fax No: 9970 1200)

Phone 0419 245 722

Date 18 Jan 2017

Proposed Development: Alterations and additions to existing dwelling

At: 7 PACIFIC ROAD PALM BEACH NSW 2108

I have inspected the DA plans, 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 submission dated 18/Jan/2017 Titled McCallum Comment DA:N0565/16

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

Name: P. McCallum

Signature:



Date: 18 January 2017

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

18 Jan 2017

Attention: Chris Nguyen

Dear Sir/Madam

RE: submission to: DA N0565/16 relating to 7 Pacific Rd, Palm Beach 2108

In order for us to assess or comment on the impacts of the proposed development we have engaged the services of a professional Town Planner (Ingham Planning Pty Ltd) due to the lack of clarity in the documents submitted to Council regarding fundamental information as to where on the site the building envelope measurements and building heights were determined.

This DA proposes to extend the existing building 4.8 metres towards the ocean and to extend the existing roof 5 metres towards the ocean. In a previous DA submitted to Council for the same dwelling, Application No: 1111/95 File No: HB3690/7-D 1, Council determined then that the proposed development must be shifted back 2.2 metres away from the ocean. This dwelling was subsequently built 2.2 metres set back into the property.

Ingham Planning Pty Ltd will be making a submission to Council on our behalf regarding DA N0565/16, and will discuss further, amongst other items, how the bulk of the proposed development will impact the view from our property and the privacy to our property.

The lack of clarity mentioned previously is that on any scaled drawing, the existing building is not shown with any measured distance to the property boundary or building setbacks. Any drawings representing RL's of the existing dwelling or building envelope, are all on drawings not done to scale, hence our difficulty in determining the impact to our property that shares a boundary with the proposed development.

It would be of great assistance to us if Council could direct that the applicant erect height poles so that an accurate assessment can be made.

We have noted the following when reading the documents submitted to Council:

- Geotech report (J1019 7 Pacific Rd) states in "Point 12. Retaining Walls" that "No retaining walls are shown on the plans", yet further into their report the Geotech makes comment about the condition of the existing retaining walls, one of which will be affected by the proposed development.
- Document DA01-Survey, represents survey marks labelled 'NS' (natural surface), some of which are an existing level made up of fill held in place by retaining wall.
- Document DA11-Stormwater Management, does not nominate where the 825ltr rainwater tank is to be located.
- Document DA12-Construction Management plan, does not indicate how building materials and waste will be moved on and off of the site, nor does it mention the extent of site fencing that will be used. There are a number of houses adjacent to the proposed development site, none of which have boundary fencing, as such guests to these houses can and do wander across property boundaries including this proposed development. We request that a site fence is installed along the length of our dividing boundary and is wholly contained within the proposed development property so as to not create a trip hazard on our property.
- Document SFE03-Statement of Environmental effects states "The two storey rear of the property is not visible from Whale Beach road below" the existing dwelling is in fact already visible from Whale Beach Rd, the proposed development will increase that visibility.
- Document SFE05- D12.5 building lines: makes the statement "Privacy to neighbouring properties beyond is to be enhanced using screening shutters to the south". Privacy screen locations or dimensions are not represented on any drawings. We request that information regarding privacy screen locations and dimensions be made available to us in order to determine that the visual privacy to our living area's and bedrooms is maintained.

Yours Faithfully



Peter McCallum
5 Pacific Rd Palm Beach NSW 2108