
From: didier ryan
Sent: 20/01/2023 9:16:19 PM
To: Council Northernbeaches Mailbox
Subject: DA2022/2253: 83 Pacific Road Palm Beach 2108
Attachments: DA2022_2253 FAO Grace Facer.pdf;

DA2022/2253: 83 Pacific Road Palm Beach 2108

For the Attention of Grace Facer

Please find attached letter for the above DA.

Could you kindly please confirm receipt of email and letter?

Thanks and regards

Brooke Ryan

FAO Grace Facer, Planner

19/01/2023

DA2022/2253: 83 Pacific Road Palm Beach

Thank you for notifying us of the proposed development.

In principle, we have no objection to the additional floor on the garage, nor to the non compliant side boundary envelope control.

However, there is no 3d modeling or photo montage supplied so it is not possible to fully assess the visual impact. Photo montages or 3d views are normally provided as part of a DA, and we kindly ask whether this could please be supplied.

In design and detail, we have objections to the landscape proposal.

The DA consent in 2000 - 2002 removed a number of trees at the front of the block (facing the beach) replacing them to the rear. This directly impacted our view. New trees planted included a couple of Magnolia Grandiflora trees (height up to 20m) and several Lilly Pilly trees (height up to 30m) along the side and rear boundary.

At the time, we were assured that the heights would be maintained at the original heights, to ensure our view was maintained.

However, there has been 3 ownership changes since the 2002 rebuild, and this agreement has been difficult to carry forward.

This could be readily addressed with a planning condition, such as:

"New landscaping to be maintained below a maximum height of 3m."

We further suggest a hedge species that would be acceptable, specifically for the proposed dense planting between parking bay and front wall: Grevillea 'Moonlight or similar species (height 3m).



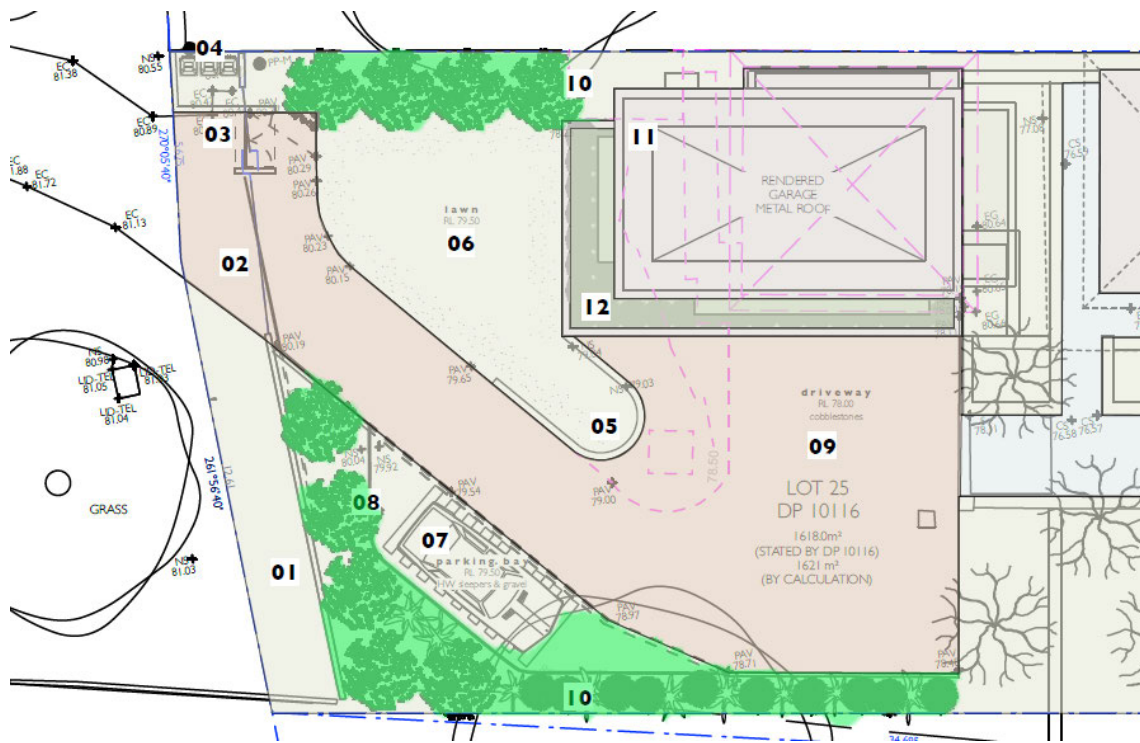


Fig 6: View of the location of the proposed additional car stand, looking south-east

I am available to discuss any details

Kind regards

A handwritten signature in black ink, appearing to read 'B Ryan'.

Brooke Ryan



Resident and owner:

70 Pacific Road Palm Beach 2108

72 Pacific Road Palm Beach 2108