
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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03/12/2021

MR Greg Johnson
70 Florida RD
Palm Beach NSW 2108


RE: DA2021/2075 - 22 Ocean Road PALM BEACH NSW 2108

The proposed alterations are most likely to have a material impact on our views to the beach and along the beach to the south. The precise impact not being able to be determined until sites guides have been properly installed.

On the basis of currently available information it would appear that the proposed ceiling height in the Living Room would be around 4.8 metres with a 9 degree roof pitch, which would appear to be overly generous in a residential setting, especially where views are effected, even though the development is under the 8.5 metre development control.

A reduction in the roof pitch from the proposed 9 degrees to say 5 degrees would have minimal impact on the Living Room of the house, perhaps reducing the ceiling height from 4.8 metres to around 4.3/4.2 meters while likely making a material difference to the impact on loss of views.

We would encourage Council to have constructed some modelling/photo montage in order to investigate what changes might be made such as to have minimal impact on the development while delivering minimal impact on the loss of our current views.

 There has always been a good spirit of cooperation among neighbouring residents and should it be possible and/or appropriate we would be delighted to be able to meet to continue such a co-operative approach to development in the neighbourhood.