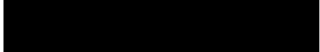


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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 26/01/2022 5:50:16 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

26/01/2022

MR Bruce Hancox  
7 Palm Beach RD  
PALM BEACH NSW 2108  


**RE: DA2021/2416 - 155 Pacific Road PALM BEACH NSW 2108**

Dear Adam Mitchell

re : DA2021/2416 155 Pacific Rd Palm Beach NSW 2108

I am the owner of 7 Palm Beach Rd which is adjacent to the subject property.

Thank you for the opportunity to comment on this proposal which I had been unaware of. My concerns are as follows :

- a) The proposed Studio, with removal of trees, will cause loss of privacy currently enjoyed at the rear of my property. The Studio and deck will literally look into the back of my home and garden.
- b) While presented in the plans as a Studio, this detached building could easily be fitted with facilities to make it self-contained, in effect an ancillary dwelling. As such it could be rented out short or long term, further compromising the privacy and enjoyment of my property. I submit therefore that clear enforceable conditions be imposed on the Studio development to prevent it being used in this way.
- c) I am concerned about the excavation and site works involved in the proposal as the land is slip prone and there appears to be no geotechnical report. An associated concern relates to drainage and water run-off aspects given the very steep contour. Suitable engineering conditions are necessary to ensure the stability and safety of adjacent land and existing buildings.

Please contact me if you require further information or wish to discuss any issues.

Yours faithfully  
Bruce Hancox