
Sent: 22/06/2021 2:41:34 PM
Subject: Online Submission

22/06/2021

MR Neil Smith
11 A Iluka Rd IILUKA ST
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RE: DA2021/0197 - 13 Iluka Road PALM BEACH NSW 2108

Objections and Comments

The proposal is unacceptable in that it

overshadows 11A Iluka Rd. property severely and reduces the sunlight across the whole site
From Neil C Smith of 11 A Iluka Rd Palm Beach

A. to a very large extent particularly in winter. Photographs (which are attached) of the rear of 11A indicates the current light which is acceptable. This will be very badly affected by the proposed building.

B. The proposed roof top viewing area is an invasion of privacy and must be deleted.

C. The provision of the number of spaces for occupation & their separation is a strong indicator of temporary rental & temporary occupation which will almost certainly result in unacceptable noise. Council consideration & advice how this will be avoided is awaited.

Also, the proposal is unacceptable in that it as a whole it does not fit in with the current and long-standing character & ambience of the area of Iluka & Nabilla.

A review of this proposal brings forth a requirement to ensure privacy at 11A Iluka is to move the dwelling in 13 Iluka sufficiently far from the boundary with 11 A to enable the planting of a row of mature deciduous trees which drop their leaves in autumn to be planted along this boundary.

In conclusion it is important that the Council & its personnel are very sensitive to the impact of this rather gross proposal may have on the life & commercial value of the property of 11A Iluka Rd

Neil Smith
0415 01 495
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