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**Sent:** 8/02/2021 4:56:59 PM

**Subject:** Submission relating to DA Application No DA2021/0009 - 5 Northview Rd Palm Beach

Attention: Mr Jordan Davies, Planner / Contact Officer

Reference: Submission by William and Elaine Ebsary

Dear Jordan,

As the owners and occupiers of No 4 Northview Rd Palm Beach, we reside (permanently) adjoining and immediately south of the above subject property. Our family has been living continually at this address since 1966.

The purpose of this email registers our lodgement of a formal Submission opposing certain elements of the proposed design which, as currently depicted, appear to be either excessive or unclear and/or dimensionally incomplete in the DA.

The areas of concern involve view loss to the north (towards Barrenjoey Headland and the adjoining North Palm Beach precinct ), caused by:

- a) the excessive 1800mm wide new eave extension (with its as yet unknown cross sectional dimension for height) projected west from the house and spanning over more than the entire westerly-facing N-S length of the building, and

- b) the erection of a permanent/fixed Privacy Screen placed at the southern end of the western deck's proposed extension.

This Privacy Screen does impact (albeit to a lesser extent than the above eaves) our direct views to the north, but does however create an additional and imposing 'bulk' by its very placement – being an additional wall-like structure 'closing off' and thus contributing to the losing of what has been the typical and revered 'Palm Beach openness' between most adjoining properties.

We contend that currently there is an inability for there to be an accurate determination of the magnitude of the concerning view loss we at No 4 Northview appear likely to incur (loss of the views we enjoy from our regular living area/s - looking north), should the development be approved in its current form.

Consequently, due to these 'unknowns', our Submission today must be regarded as both initial and therefore necessarily brief.

Please note that the above situation has been openly and constructively discussed with the Applicant Mr Geoff Ainsworth – albeit only in scant detail and only over the recent few days. We have also touched base with their Architect late last week, again very briefly.

This rushed situation has been caused in part by the delay in our receiving Council's formal notification of the DA. We only received same by mail, last Friday 05 Feb.

We do require more detailed clarification and a more accurate portrayal for us to be better equipped and informed – enabling what the true impact and magnitude of the view loss will be. The erection of

Height Poles with corresponding String Lines attached will enable all parties to assess the view loss situation equally and more fairly - with confidence and clearer knowledge for all parties.

Accordingly, we will await the erection of the Height Poles and String Lines to enable a final assessment to be made (as to the view loss and other possible affects to our amenity by the associated structures and incumbrances).

Meantime, we will continue to liaise cooperatively and congenially with the Applicant in order to hopefully overcome any impediments early in the DA process, to which we have advised the Applicant and their Architect that they are welcome to visit our home to view and discuss and hopefully fairly resolve our above concerns.

Finally, due to our current and ongoing discussions with the Applicant, we may well be able to resolve all matters without necessitating a further Submission. We will keep you informed on progress and advise accordingly.

Please advise if Council requires any further information.

We remain,

Yours sincerely,

Bill and Elaine Ebsary

Contact details:

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