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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 12/11/2021 4:43:47 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

12/11/2021

ASSOC\_PROF Richard West  
87 Florida RD  
Palm Beach NSW 2108  
[REDACTED]

**RE: DA2021/1862 - 102 Iluka Road PALM BEACH NSW 2108**

I am making this submission as President of and on behalf of the Palm Beach & Whale Beach Association (PBWBA) Inc.

In reference to DA2021/1862, 102 Iluka Road, Palm Beach, we have concerns regarding the Development Application and generally support neighbours in their worries about the possible effects of the proposed basement.

It appears that several LEP/DCP conditions are non-compliant:

- 1) Side setbacks are not compliant for the DCP;
- 2) Envelope conditions are breached without justification;
- 3) Overshadowing is likely in the public laneway to Snapperman's Beach, exacerbated by the setback and envelope breaches;
- 4) There don't appear to be any solar diagrams to compare the existing with the proposed, but the build form, southern bulk and reduced setback suggests further overshadowing;
- 5) Landscape and open space and are significantly less and non-compliant;
- 6) The proposed basement appears unnecessarily excessive and should be either eliminated or reduced in extent. There appears to be no evidence of natural or mechanical ventilation.

We are disappointed that such an introverted development contributes little to its very public position on the corner of Iluka Road and Snapperman Lane.

Yours sincerely,

Richard West AM  
President  
PBWBA