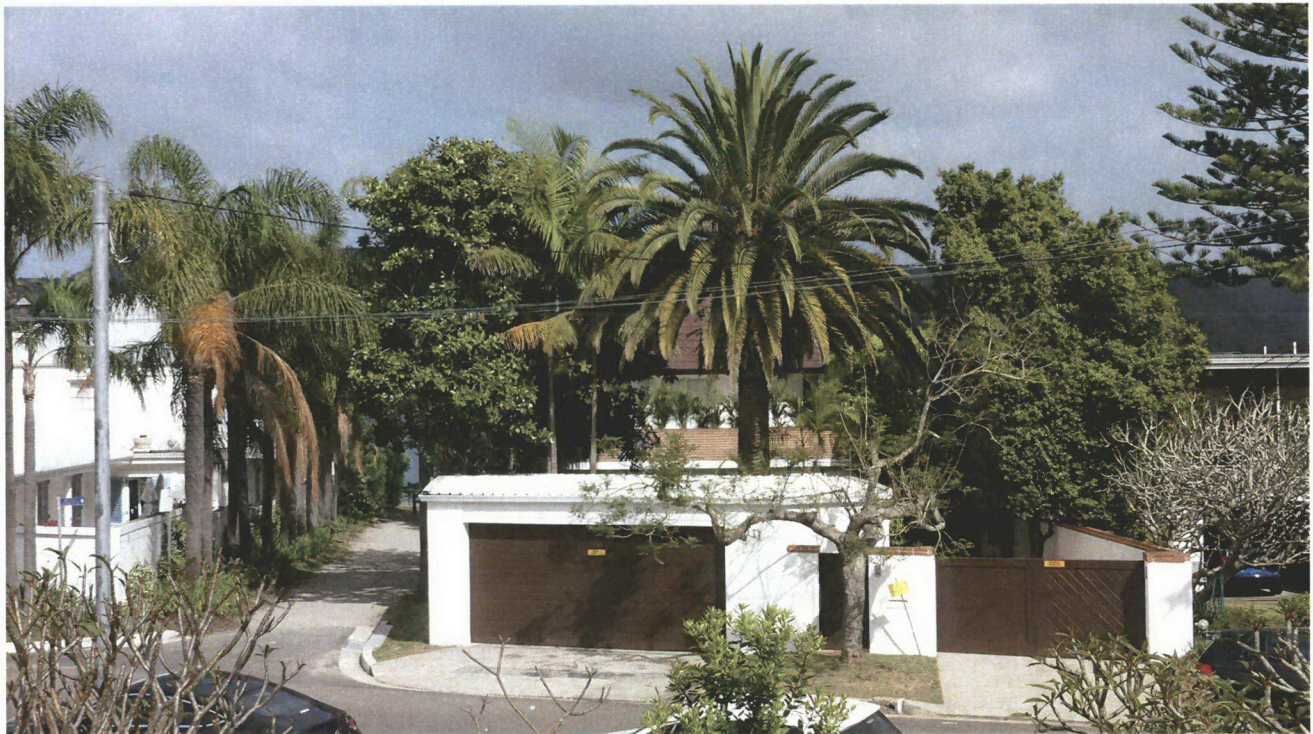


Submission on Development Application: DA2021/1862
102 Iluka Road, Palm Beach.
Demolition of existing dwelling and garage
and construction of a new dwelling, garage and studio.

By: Cameron Greaves
35 Iluka Road, Palm Beach, NSW 2108



This is a photo of 102 Iluka Road, Palm Beach taken from my home recently...



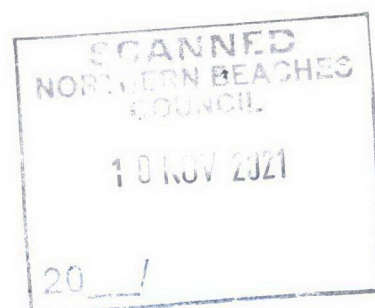
Comments to the assessing officer...

I have taken the liberty of using photoshop to paste the East Elevation from the DA onto the image above.

I have attempted to remove those trees listed (20 altogether) - such as the large Pine in the centre, Jacaranda tree and 2 Palms in the council's laneway.

How is it possible to remove trees from Council land (or add them)?

And I have added some of the new ones - such as the Screwedpine on the council's verge at left, Coastal Banksia and Hibiscus on the right. I've kept the Banksia low because that's what the electricity guys will do. (Look at the poor Jacaranda).



So, the end result of my effort was this...



**I won't be rude about it - just say I'm not happy with it - but it's your decision.
Many would ask "Is this the way Palm Beach should now look?"
It will dominate the streetscape, being built right up to the border.**

**I know there is a very large basement to go in and should it go ahead, I would like assurances that during and after building - my bore water will not cease working due to de-watering of the site.
And can you tell the Public that the laneway to Snapperman Beach won't be impeded during construction due to massive excavation for the basement?**

**For Ref - below is my take on DA2018/1929 (passed) which at least was set 2 metres back and still had the big Canary Island date palm plus Jacaranda out front.
The new DA (above) has been pushed forward to gain excessive living space.**

