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**Sent:** 8/05/2022 9:22:09 AM  
**Subject:** attn Adam Mitchell  
**Attachments:** Development proposal. amended plans.docx;

re Development Assessment

[council@northernbeaches.nsw.gov.au](mailto:council@northernbeaches.nsw.gov.au)

Application No. DA2021/2416

Address Lot 1 DP 1144798 155 Pacific Road Palm Beach

Dear Adam

I am the owner of adjacent property , 7 Palm Beach Rd.

Thank you for providing notice of amended plans in relation to the above Development Application.

My submission is as follows.

1. I have previously drawn attention to water run off and site excavation issues. We have experienced very wet conditions with heavy rainfall over the last two months and the prospects of further vegetation clearance and site excavation only add to the concerns and risks that accompany these actions. I can only further emphasise the need for explicit mitigation in these areas.
2. It is noted that Council's description of the development proposal refers to " a detached studio " while the new amended plans now describe it as a separate " cottage " and now show with some added internal drawing that it is indeed an ancillary dwelling. Given its proximity to my property , distance and detachment from the main 155 Pacific Rd dwelling , could you please confirm its actual status and permitted uses.
- 3.

Thank you for your attention

B Hancox. 8th May 2022