16th. February 2021

The General Manager Northern Beaches Council PO Box 82 Manly NSW 1655





Dear Sir,

Attention Mr. Thomas Prosser, Assessing Officer.

## RE DA2021/0088; 28 Pacific Road, Palm Beach.

I am the immediate neighbour on the eastern side of the proposed development. My wife and I have had a constructive meeting with Mr and Mrs Cox at which we discussed the following,

- a) The Ground floor level of 28 sits approximately 1 meter higher and further forward than the deck of 26 and as the house at 28 sits at a forty five degree angle on its block there is a visual privacy issue due to line of site into my lounge, dining, kitchen and deck areas. This issue is provided for under the Pittwater DCP 2014. C1.15 Visual Privacy. Mr and Mrs Cox acknowledged this and put forward a suggestion to add screening which I agreed to. The attached 2 plans indicate the area of concern.
- b) There is a further issue of privacy further south on the eastern boundary which we agreed could be solved with appropriate vegetation screening.
- c) In addition to the large sewage pipe situated there is an 8 inch water drainage pipe that roughly follows the line of the sewage pipe crossing into my block near Pacific road. I understand this pipe was installed to collect seepage going under the back of the house at 28 Pacific road. The water was coming from one of the houses in Bynya Road. The pipe is not on the plan and although it may not be officially approved I would not like to see it go as it works well.
- d) Given the amount of excavation that will be going on during the development I asked the Cox's that a dilapidation Report be prepared before work begins.

A further point which has just arisen and which was not discussed with the Cox's is that according to the DCP exterior colour should be muted tone not white.

In general other than privacy I have no major issues with the proposed development.

Storm Jacklin

Yours faithfully

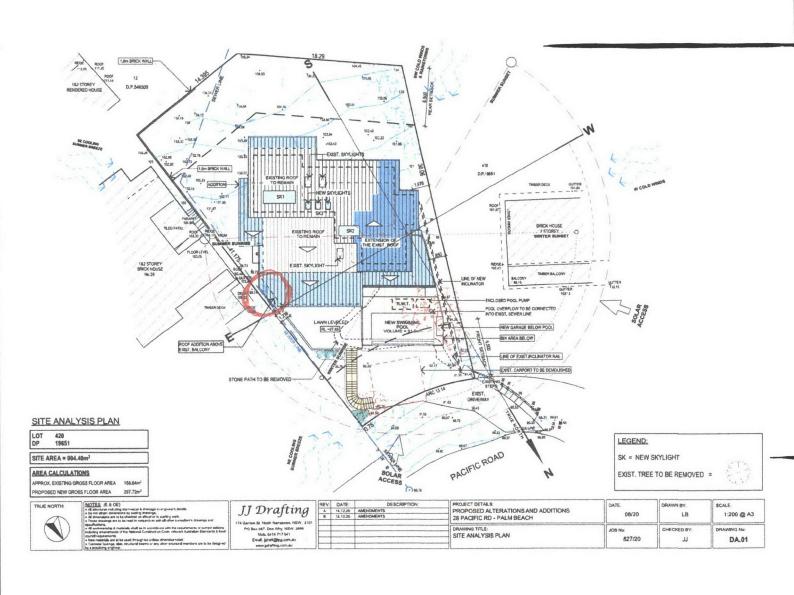
26 Pacific Road

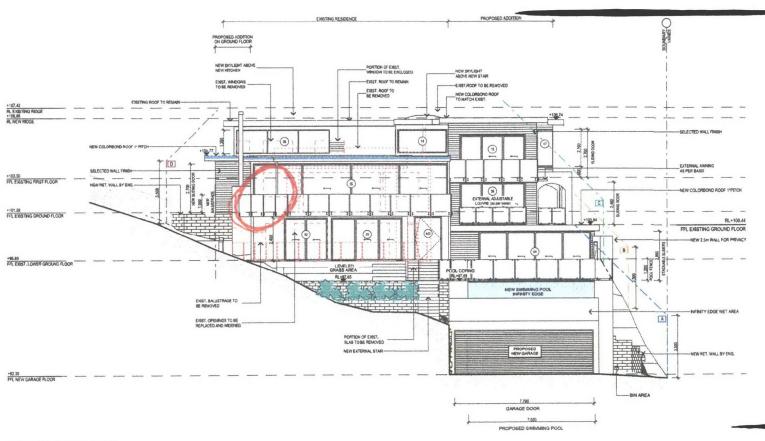
Palm Beach

0418230123

Mail address 7/343 Edgecliff Rd., Edgecliff

NSW. 2027





## NORTH WEST ELEVATION

NOTES, IE & CE)  a All attributes in the Configuration was a distinguish to projection of datable. a Cost of other distributions by scaling otherwise. a All distributions were to be checked in the for or it scaling with. a These organizing are to be made in configuration with all other consultant's distance and	JJ Drafting 174 Gardon St. North Narraham. NSW. 2101 PO Box 697. Den Why NSW. 2000 Box, 647. Den Why NSW. 2000 End. geridige.com.au www.geriding.com.au	REV A B	14,12 18,12	0 AMENDMENTS	PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 28 PACIFIC RD - PALM BEACH	DATE: 08/20	DRAWN BY. LB	\$CALE: 1:100 @ A3
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