

16<sup>th</sup>. 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.

Yours faithfully

Storm Jacklin  
26 Pacific Road  
Palm Beach  
0418230123

Mail address  
7/343 Edgecliff Rd.,  
Edgecliff  
NSW. 2027

# **SITE ANALYSIS PLAN**

LOT	420
DP	19651
SITE AREA	= 994.40m <sup>2</sup>
<b>AREA CALCULATIONS</b>	
APPROX. EXISTING GROSS FLOOR AREA	156.64m <sup>2</sup>
PROPOSED NEW GROSS FLOOR AREA	297.72m <sup>2</sup>

TRUE NORTH		<p><b>NOTES (S &amp; DE)</b></p> <ul style="list-style-type: none"> <li>All structures including alterations &amp; drainage to engineer's design.</li> <li>All site alterations to be shown on site plan.</li> <li>All dimensions are to be checked on site prior to starting work.</li> <li>These drawings are to be used in conjunction with all other relevant drawings and specifications.</li> <li>All workmanship &amp; materials shall be in accordance with the requirements of current editions including amendments of the National Construction Code, relevant Australian Standards &amp; local council requirements.</li> <li>Where materials are to be used, they shall be as specified or unless otherwise noted.</li> <li>Complete building, site, structural, drainage or any other structural requirements are to be designed by a practicing engineer.</li> </ul>

**JJ Drafting**  
 174 Gables St North, Mandurah, NSW 2101  
 PO Box 587, Dee Why NSW 2099  
 Mob. 0414 717 541  
 Email: jjdrafting@gmail.com  
 www.jjdrafting.com.au

REV.	DATE	DESCRIPTION
A	14.12.20	AMENDMENTS
B	16.12.20	AMENDMENTS

**PROJECT DETAILS:**  
 PROPOSED ALTERATIONS AND ADDITIONS  
 28 PACIFIC RD - PALM BEACH  
**DRAWING TITLE:**  
 SITE ANALYSIS PLAN

DATE:	08/20	DRAWN BY:	LB	SCALE:	1:200 @ A3
JOB No:	827/20	CHECKED BY:	JJ	DRAWING No:	DA.01





