
Sent: 7/09/2017 2:59:37 PM
Subject: N0373/17- 13A Ocean Road Palm Beach - Additional submission

Dear Nick,

We refer to our recent submission dated 5th September 2017 on behalf of the owners of 14 Sunrise Road, Palm Beach.

It has come to our attention that the existing dwelling house is currently being used as two separate dwelling houses and rented out on Stayz and Air BnB.

It is apparent from the submitted existing floor plan DA05.02_A that the existing ground floor contains a kitchen, 4 bedrooms, separate external access and a door separating the first floor and ground floor.

We question how a secondary dwelling is permitted on the site when it is apparent that this is already existing. As such, the proposed 'secondary dwelling' if approved will result in 3 separate dwellings existing on the site.

Furthermore, I note condition B21 of the existing development consent: *The ground floor of the dwelling is not to be used for separate habitation and no kitchen facilities are to be installed.*

Given the above condition and the existing floor plan provided with the current DA N0373/17, it is apparent that the dwelling is breaching the existing conditions of DA consent N0567/10.

We request that the above is considered as part of the assessment of the subject development application.

Kind Regards,

Sophie Litherland
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