

18 Sunrise Road  
PALM BEACH NSW 2108

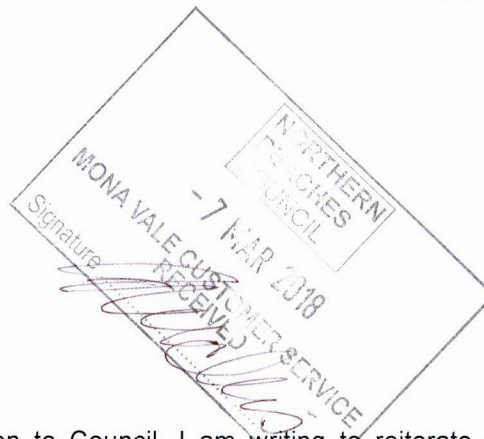
6 March, 2018

Northern Beaches Council  
1 Park Street  
MONA VALE NSW 2103

Attn: Nick Armstrong

Dear Sir

**Re: DA No: N0373/17**



Following the recent submission to Council, I am writing to reiterate my objection to the Development Application at Lot 1 DP 121833, 13A Ocean Road, Palm Beach and any associated car parking platform. The inability to provide off street parking without significant tree loss and visual impact is demonstrative of the inappropriate nature of the proposed development.

The two options for car parking platforms included in the 20 February submission have been developed in little detail. No cross sections, construction details, overshadowing diagrams or view loss studies have been provided. They do not show safety barriers on the elevated hardstands (likely to be concrete upturns) which would add to the visual bulk and impact of those structures. The lack of information and the associated letter with request to waive the off street car parking requirement demonstrates that any proposed car parking platform is not consistent with the objectives of the E4 zone and not suitable for the site.

Accessed from Sunrise Road, the de facto *dual occupancy* will monopolise two separate street addresses and compromise the amenity of residents of Sunrise Road. I believe Council would be setting a poor precedent to waive its DCP requirement for off street parking in Palm Beach, where the on street parking demands, particularly in summer, are so high. The residents of the proposed development and their guests are likely to park close to the property's Sunrise Road boundary. This will reduce visibility reversing out of my driveway and compromise safety in the narrow and winding road.

As outlined in my original letter of objection, dated 10 September 2017, the proposed development is completely separate from the principal dwelling and will function as a de facto *dual occupancy* not as a *secondary dwelling*. This type of development is not permitted under the LEP.

In reviewing the applicant's request to waive the off street carparking requirements, I ask the Northern Beaches Council to further consider overdevelopment of a low density area and impact on the scenic quality. This proposal fails to meet the objectives of the LEP, sets a dangerous precedent for development on the Palm Beach escarpment and should not be approved.

Yours sincerely

**Shirley Walsh**

Resident at 18 Sunrise Road, Palm Beach