
Sent: 2/11/2017 9:06:05 AM
Subject: Development Application Enquiry: N0373/17
Attachments: PBWBA DA 13a Ocean Rd.pdf;

ATT: NICK ARMSTRONG

Dear Sir

Please find attached letter re DA NO373/17

Richard West

PBWBA

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**THE PALM BEACH & WHALE BEACH
ASSOCIATION INC**



PO BOX 2 PALM BEACH NSW 2108

1st November 2017

Northern Beaches Council
Att: Nick Armstrong

REFERENCE: DEVELOPMENT APPLICATION NO. NO373/17
ADDRESS: 13A OCEAN ROAD, PALM BEACH
PROPOSAL: CONSTRUCTION OF A SECONDARY DWELLING

We believe the comments we have made regarding 13 Ocean Road in our previous submission remain valid, even more so, as the original property is advertised on both AirBnB and Stayz as accommodation for 12 guests, 6 Bedrooms, 4 Bathrooms and 2 kitchens converting to 2 self-contained apartments. The addition of 60m² space on another part of the site (and into the escarpment) is making three apartments available.

- The application is invalid according to the DCP and the LEP and should not be misrepresented as two dwellings then be advertised as three dwellings with parking being provided for all in one that requires two cars on its own
- There is off-street parking for only 2 cars and the isolated unit doesn't have any as required.
- To provide parking for the 3rd unit requires at least 1 car space attached to it. Suggesting that the Ocean Road property will have space for that car is incorrect.
- Making a car parking space available on Sunrise Road would essentially eliminate the current view from the road as required by the DCP .
- Allowing cars to park off the side of Sunrise Road is a very dangerous proposition on a tight part of Sunrise Road. With AirBnB usage there could be a draw for multiple cars there.
- The extreme difficulty of the site has required the bulk of the building to be proposed forward of the other adjacent houses and into the space of the escarpment, This is an unacceptable proposition given its potential out-of-character bulk in that position and the effect of the view from Ocean Road and the Beach. To represent it is a modest proposal in that position is incorrect.
- Our concern also extends to the undercrofted space that could be converted to living space in the future, exacerbating the potential bulking effects and the view from the road.

It is an extreme proposal that should be refused by any one of a number of DCP and LEP conditions.

Yours faithfully

Richard West AM
President