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**Sent:** 12/09/2017 9:12:07 PM  
**Subject:** Fwd: Attention: Nicholas Armstrong, regarding DA 373/17, letter of Objection  
**Attachments:** 9 Sunrise Rd let 01.pdf;

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Sent from my iPad

d\plain\f0 Begin forwarded message:

**d\plain\f0From:** Susan Fuller <[susanfuller7@yahoo.com.au](mailto:susanfuller7@yahoo.com.au)>  
**Date:** 12 September 2017 at 8:33:42 pm AEST  
**To:** "[pittwater@northernbeaches.nsw.gov.au](mailto:pittwater@northernbeaches.nsw.gov.au)" <[pittwater@northernbeaches.nsw.gov.au](mailto:pittwater@northernbeaches.nsw.gov.au)>  
**Cc:** Margie Webster <[djwdent@yahoo.com](mailto:djwdent@yahoo.com)>  
**Subject: Attention: Nicholas Armstrong, regarding DA 373/17, letter of Objection**  
**Reply-To:** Susan Fuller <[susanfuller7@yahoo.com.au](mailto:susanfuller7@yahoo.com.au)>

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d\cbpat4\plain\f0Dear Sir,

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d\cbpat4\plain\f0Please find attached letter of objection to the DA 373/17 for the construction of an additional dwelling on the property of 13a Ocean Road, Palm Beach.

d\cbpat4\plain\f0  
d\cbpat4\plain\f0Please acknowledge receipt of this letter by return email,

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d\cbpat4\plain\f0Kind Regards,

d\cbpat4\plain\f0  
d\cbpat4\plain\f0Susan Fuller  
d\cbpat4\plain\f0  
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*d\cbpat4\plain\f0Susan Fuller Architects  
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A R C H I T E C T U R E

I N T E R I O R A R C H I T E C T U R E

Let. 01/2017 AH Gee P/L

12<sup>th</sup> September 2017

Chief Executive Officer  
Northern Beaches Council  
Civic Centre  
725 Pittwater Road,  
DEE WHY, NSW, 2099

Dear Chief Executive Officer,

**RE: DA application No. 373/17, property 13a Ocean Rd., Palm Beach  
Proposed Construction of a secondary dwelling**

This letter is written on behalf of the AH Gee Pty Ltd ( our client) , owner of 9 Sunrise Rd, Palm Beach.

Specifically, this letter is a formal objection to the current Development Application 373/17 submitted for the construction of a secondary dwelling on the property 13a Ocean Rd, Palm Beach.

The property known as 13a Ocean Rd is situated directly across Sunrise Road from our client's property. The proposal therefore will clearly impact our client's property and amenity in a number of ways.

The specific points of objection are as follows;

1. 13a Ocean Rd., Palm Beach is currently operating as two dwellings – one on the ground floor and one on the first floor of the building. They are rented independently on Stayz and Air B'n'B. Each floor of this building has kitchen facilities in direct contravention of Condition B21 of the existing Development Consent for this property.

The submission to construct yet another third dwelling on this property does not comply with any of the objectives of the Pittwater Local Environment Plan 2014 (PLEP), nor the State Environmental Planning Policy SEPP 2004.

In effect the development is becoming a dual occupancy in the making and will open the door for higher densities and subdivisions that are non-compliant with the PLEP and SEPP.

On this objection alone, the development should be rejected.

2. The siting of the proposed third dwelling means that all access to this building is via Sunrise Road. Geographically, parking on Sunrise Rd is almost impossible. Nor is there any access or relationship between the proposed dwelling and the existing dwellings at 13a Ocean Road.

Given it is unlikely that people will simply walk to this proposed dwelling, there will be a minimum of 2 cars vying to park on Sunrise Rd in this vicinity. The corner upon which this property meets Sunrise Road is a particularly dangerous blind corner. Additional cars parked here will make this section of Sunrise Road even more dangerous.

The proposed "Granny Flat" should really have access from 13a Ocean Rd, so it maintains a relationship with the current dwellings.

3. The building proposed in DA 373/17 is 8.08m in height. This is excessive for a single story dwelling with one bedroom. My clients are concerned that the additional height being proposed will eventually be used to add another bedroom to the proposed dwelling. Again this is in contravention of the objectives of the PLEP and the SEPP.

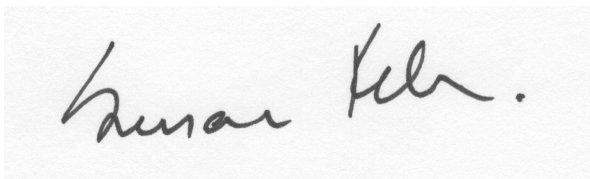
At this time, the application submitted, DA 373/17 has not included any view sharing or sight lines to show the loss of view from 9 Sunrise Rd, caused by the proposed new dwelling.

It is extremely likely that an 8.0m high building will definitely mean a loss of view to 9 Sunrise Rd from all major living spaces. Once again the proposal is non-compliant with C1.3 in the Pittwater Development Control Plan and the objectives of the PLEP and SEPP.

We request that the above objections are noted and considered seriously as part of the assessment of the subject development application.

Please keep us advised of any updates relevant to this DA submission. My clients are very concerned about the loss of amenity to their property and the additional danger the submission poses to Sunrise Road.

Yours Sincerely,

A handwritten signature in black ink, appearing to read "Susan Fuller", is written on a light-colored rectangular background.

Susan Fuller  
B Arch. (UTS), B Sc.Arch (Syd. Uni)