

**Hugh Cooke**

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16 October 2010

The General Manager                      Fax 99707150  
Pittwater Council  
PO Box 882  
MONA VALE NSW 1660

Dear Sir/Madam

DA N0567/10  
13A Ocean Rd, Palm Beach

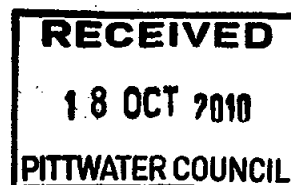
Please find attached submission for the above DA.

Yours sincerely



Hugh Cooke

PS Original will be mailed



**This DA Submission Form must be completed and attached to your submission.**

**DA No: N0567/10**

The General Manager  
Pittwater Council  
PO Box 882  
MONA VALE NSW 1860

(Fax No: 9970 7150)

Name..... HUGH COOKE  
Address..... PO Box 42  
YASS NSW 2582  
Phone..... 62273134 / 0418693282  
Date..... 16/10/10

**Proposed Development:** Alterations and additions to the existing dwelling including a double garage and excavation works

**At: 13A OCEAN ROAD PALM BEACH NSW 2108**

- I have inspected the DA plans, I have considered them in the context of the relevant planning instruments or policies.  Yes  No
- I am willing to provide expert reports to supplement my comments should a conflict in opinion arise.  Yes  No
- I am willing to provide evidence to the Land and Environment Court if the application is appealed.  Yes  No

In the interests of public transparency please note that your submission in its entirety will be available to the applicant or other interested persons on request and will also be made available on Council's internet site through Council's transparent Development Application Tracking process. You are encouraged, as is the applicant, to discuss with each other any matters that may be of concern.

**COMMENTS:** (You may use the space provided or attach a separate document).

We own the next door property at 13 Ocean Rd, Palm Beach. Could Pittwater Council please inform the following as the information

Please refer to the attachment A

**Disclosure of Political Donations and Gifts (sec 147 EP&A Act 1979):**

Please read the information enclosed concerning political donations and gifts disclosure and, if relevant, tick the box below and provide details of the donation or gift on the disclosure statement available on Council's website:

I have made a political gift or donation

Name: HUGH COOKE Signature: [Signature] Date: 16/10/10

**ATTACHMENT A**

DA Submission  
Pittwater Council  
DA No : NO567/10  
13 A Ocean Rd, Palm Beach NSW

Comments continued.

- We own the property next door (south side) at 13 Ocean Rd, Palm Beach.
- We object to the increased over shadowing of our property that the proposed alterations will cause. This is particularly of concern as the deck above our garage is used for daytime sitting, relaxing and lunches.
- We object to the loss of views to the north that the proposed alterations will cause, again particularly from our deck above the garage.
- We are concerned the increased size of the dwelling (both height and width) will block current views. The DA plans do not provide information on the loss of our amenity and views to the north. Please provide this information.
- We are concerned the increased size of the dwelling (both height and width) will impact any future redevelopment plans we have to increase the size of our dwelling. Please let us know if you require details of our future plans in considering this DA.
- We reserve the right to obtain professional advice to support our concerns raised in this submission and concerns that are not evident from the current DA plans lodged. Due to the short time available to lodge submissions, this professional advice would be lodged after 19 October 2010 as part of this submission.
- We have not been contacted to offer any input into this DA. We are open to discussion of our concerns to assist and move this DA forward.