
Sent: 13/09/2017 10:44:46 AM
Subject: Development Application Enquiry: N0373/17

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d\sb280\plain\f0The proposal for 13A Ocean Road, Development Application at Lot 1 DP 121833 is not be supported by the Palm Beach & Whale Beach Association.(PBWBA)

d\sb280\plain\f0 The objections clearly expressed by Turnbull Planning Consultant report are supported by the PBWBA.

d\sb280\plain\f0The site generally is not really a developable site even though much of the DCP conditions appear to be met on paper subject to Council's discretion.

d\sb280\plain\f0There are a number of reservations:

d\sb280\plain\f0Re: DA No: N0373/17

d\sb280\plain\f0This Development Application has been presented to Council as a *secondary*

d\sb280\plain\f0dwelling. The proposed development has no physical relationship to the principal

d\sb280\plain\f0dwelling and will have an entirely separate residential access and street address,

d\sb280\plain\f0making it a de facto *dual occupancy*. I believe this application does not comply with

d\sb280\plain\f0the objectives of the Pittwater Council planning regulations. It sets a dangerous

d\sb280\plain\f0precedent for the development of the Palm Beach escarpment and should not be

d\sb280\plain\f0approved.

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δ.:πλαιν.:φ0□ The building encroaches onto the escarpment in spite of it's modest size. This has implications for the view from Ocean road, the beach and the visual integrity of the escarpment. It needs to be set back to the alignment of adjacent properties and this might prove structurally difficult if not impossible.

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δ.:πλαιν.:φ0□ The structure is questionable on safety grounds in spite of it's modest size. One post holds the south eastern corner of the building up and this appears tenuous in the face of the proponent's geotechnical engineering report being heavily conditioned.

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δ.:πλαιν.:φ0□ The view from Sunrise Road won't be obscured unless a parking bay is a requirement by Council and is put into the view corridor. Parking will be difficult to provide otherwise.

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δ.:πλαιν.:φ0□ There are overshadowing and privacy issues with the southern neighbour that haven't been addressed and these are well represented by Turnbull Planning for No.14 Sunrise Road.

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δ.:πλαιν.:φ0□ View sharing doesn't appear to have been considered. The southern neighbour is more severely affected but so is the northern neighbour who is higher but would have current oblique views to Ocean Road and the beach compromised.

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