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**Sent:** 26/07/2019 3:22:56 PM  
**Subject:** RE: DA 2019/0619 13A Ocean Rd Palm Beach  
**Attachments:** Objection to DA2019.0619 13A Ocean Rd.pdf;

Attention The General Manager of Northern Beaches Council and Jordan Davies

Please find attached submission in relation to DA 2019/0619 13A Ocean Rd Palm Beach.

Regards

Hugh

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**From:** Jordan Davies [mailto:Jordan.Davies@northernbeaches.nsw.gov.au]  
**Sent:** Friday, 19 July 2019 10:28 AM  
**To:** Hugh Cooke <hugh.cooke@binowee.net.au>  
**Subject:** RE: DA 2019/0619 13A Ocean Rd Palm Beach

Hi Hugh,

Thanks for your email.

Council can accommodate the extension as discussed.

Kind Regards,

**Jordan Davies**

Planner

Development Assessment

t 02 9942 2234

jordan.davies@northernbeaches.nsw.gov.au

northernbeaches.nsw.gov.au



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**From:** Hugh Cooke <[hugh.cooke@binowee.net.au](mailto:hugh.cooke@binowee.net.au)>  
**Sent:** Thursday, 18 July 2019 8:24 AM  
**To:** Council Mailbox <[council@northernbeaches.nsw.gov.au](mailto:council@northernbeaches.nsw.gov.au)>  
**Subject:** DA 2019/0619 13A Ocean Rd Palm Beach

Hi Jordan Davies,

Thank you for ringing me back on Monday.

Thank you also for granting an extension of time to COB next Friday 26 July 2019 to make a submission about this DA as I need to consult more with family.

Regards

Hugh

d\cbpat7\plainNorthern Beaches Council

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PO Box 42  
Yass NSW 2582

26 July 2019

The General Manager  
Northern Beaches Council  
PO Box 82  
Manly NSW 1655

Dear General Manager,

**DA2019/0619**

**Lot 1 DP 121833**

**13A Ocean Rd, Palm Beach NSW 2108**

Thank you for allowing an extension of time to COB today to make a submission concerning the above DA.

We are the owners of the next door property on the southern side being 13 Ocean Rd, Palm Beach.

We object to the current DA for the following reasons;

**Proposed Inclinor**

There is insufficient information on the proposed inclinor.

We are concerned at

- The noise of the inclinor particularly in the evening and during the night
- The visual form will detract from our views of the beach and headland from our back area and upstairs room.
- Not being consistent within the values of the Pittwater Local Environment Plan

Why not use the stairs which have been proposed?

### **Overshadowing**

The plans indicate some new overshadowing on the northern side of our balcony on Drawing No DA07.1\_B. What is causing this new overshadowing? The plan DA07.1\_B states "No overshadowing to 13 Ocean Rd Property" which appears an incorrect statement.

### **Incorrect View lines on Drawing No DA06.1\_B**

The plans correctly show our upstairs room with a north facing window and balcony.

This window and balcony would look directly over the proposed development.

The plan fails to acknowledge the view line from this north facing window and balcony.

### **Loss of privacy**

The proposed pool deck overlooks our back bbq area and over garage deck area.

### **Loss of amenity due to creeping development**

The plans show the existing overshadowing which has been caused by the previous owner's renovation when our objection was not considered.

We are unwilling to suffer further loss of sun and amenity each time another DA is submitted for this property.

### **The screening trees beside our northern house wall**

The screening trees beside our northern house wall with no windows are not required as this will further block sun onto our house.

Happy to discuss and/or meet on site.

Regards

Hugh Cooke