
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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Subject: Online Submission

15/01/2022

MR Michael Slattery
118 Pacific RD
PALM BEACH NSW 2108
[REDACTED]

RE: DA2021/2364 - 121 Pacific Road PALM BEACH NSW 2108

Mr Adam Mitchell,
The Principal Planner,
Northern Beaches Council
Application Number: DA 2021/2364

Dear Mr Mitchell, Re: Lot 17 DP 8595 121 Pacific Road Palm Beach

Thank you for your letter dated 7 December 2021 notifying me of the above Development Application. I am the owner of 118 Pacific Road, which is located on the opposite side of Pacific Road, to the south west of 121 Pacific Road, Palm Beach.

I previously made two submissions to Council in response to the approved Development Application DA2020/0133. The primary concern expressed in my correspondence related to view loss. My family and I currently enjoy an iconic view along Palm Beach to the Barrenjoey Headland and we expressed our concern about the obstruction of this view.

It is critical that these view lines should not be impacted any further than what was permitted under the previous approval.

After reviewing the attached plans, sections and elevations provided, my understanding is that the new flat roof proposed will mean that there is a reduction in height at the western (front) end of the residence from RL 81.076 (noted on the drawings) to RL79.845 (calculated from measurements).

We would support any such reduction in height and the resulting minimisation of bulk and scale as perceived from the street. Glimpses of the beach and Barrenjoey headland define the unique street character of Pacific Road and they should be preserved wherever possible.

As the assessment period moves ahead, I ask that Council continue to consider the impact on our view and that any effort to reduce height should be assessed favourably.

Yours faithfully,
Michael Slattery