

## **The General Manager**

### **Notification Response**

#### **Development Application DA2024/0891**

#### **Demolition works and construction of a dwelling house and swimming pool 12-14 Rock Bath Road, Palm Beach**

We have been engaged by the owners of No. 10 Rock Bath Road, Palm Beach to critically review the plans and documentation prepared in support of the above development application and to provide advice in relation to policy compliance and potential residential amenity impacts. Having reviewed the documentation prepared in support of the application and determined the juxtaposition of adjoining properties we feel compelled to object to the application in its current form in relation to the following matters:

- The proposal fails to achieve a view sharing outcome,
- The proposed setbacks and dwelling/ garage design result in unacceptable privacy and amenity impacts,
- The proposal is inconsistent with the desired future character of the Palm Beach Locality,
- The proposal is inconsistent with the objectives of the C4 Environmental Living zone,
- The clause 4.6 variation request in support of the building height variation is not well founded,
- The proposal is inconsistent with the Chapter 2 – Coastal Management considerations of State Environmental Planning Policy (Resilience and Hazards) 2021, and
- Insufficient information has been provided to demonstrate that the development will not compromise the stability of the coastal bluff area and adjoining land.

We are currently finalising a detailed submission which will include a view loss assessment prepared by Urbaine Design Group.

Given the level of assessment required to complete such submission we formally request a 14 day extension of time to enable completion and submission of the same.

Do not hesitate to contact me should you have any questions.

Regards

Greg Boston  
B Urb & Reg Plan (UNE) MPIA  
B Env Hlth (UWS)  
Director



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Town Planners



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