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**From:** John Thorn  
**Sent:** 25/07/2023 5:25:23 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:**  
**Attachments:** pegasus- John Thorn copy.docx;

I attach a letter of support for the development application **DA2023/0894**

Regards  
John  
John Thorn  


25<sup>th</sup> July 2023

The General Manager  
Northern Beaches Council

**PROPOSED DWELLING AND DRIVEWAY TO “PEGASUS” AT  
18 ROCK BATH ROAD, PALM BEACH, NSW  
LETTER OF SUPPORT - DA2023/0894**

Dear Sir/Madam,

I support the proposed new house and driveway at 18 Rock Bath Road, Palm Beach. The application is a well-considered high-quality design that will positively contribute to the Palm Beach locality. The sculptural horizontal form which expresses the natural materials from which it is built is an appropriate and beautiful solution to the iconic headland site.

The design is considerate of neighbouring dwellings, preserving their views and providing low rooftop planting to create an attractive outlook.

The proposal is compliant with all the primary development controls. It minimizes excavation by building in the location of the existing house, utilizing the existing excavation. It preserves existing trees on the site, removing only exempt trees from the developed area. Importantly, it complies with:

- Building Height
- Acid Sulphate Soils
- Earthworks
- Coastal Hazards
- Biodiversity
- Geotechnical hazards
- Foreshore building line
- Building envelope
- Landscaped Area
- Parking
- View sharing
- Solar access
- Tree retention
- Overshadowing
- Visual and acoustic privacy
- Water management
- Building colours and materials
- Side and rear building lines
- Retaining walls
- Scenic protection

The non-compliances to the front setback and driveway gradient are minor in nature and entirely due to the unique constraints of the site.

Access to No 18 and No 16 Rock Bath Road has been problematic ever since the properties were developed. The plans represent a significant improvement to the existing dangerous and dilapidated driveway on Rock Bath Road. The driveway will provide safe, level and convenient pedestrian and vehicular access to both properties. The proposed driveway provides a practical solution that has been designed to be as low as possible. The driveway supporting structure has been set back from the edge and will be clad in sandstone to avoid an unsightly undercroft area. It will be attractive from the public walkway and screened with native planting. The proposal includes extensive locally endemic native planting and regeneration of the existing weed infested reserve providing a wonderful public benefit.

As a past President of Palm Beach Surf Life Saving Club it should be noted that Drew and Bridget Hall, the owners of "Pegasus" have a long and established connection with the area and will make the new house their permanent home. Bridget is the great, great niece of Lieutenant Colonel Douglas Marks DSO, MC, after whom the Palm Beach Pavilion is named. Lt. Col. Marks was a World War 1 hero and Gallipoli veteran who died bravely trying to rescue a female swimmer at Palm Beach. His death led directly to the establishment of the Palm Beach Surf Life Saving Club. Bridget's grandfather watched the tragic events unfold from the beach when he was just 6 years old.

Having reviewed the plans, I fully support the design of this exceptional residence.

Yours faithfully,

John Thorn

