
From: Bridget Hall
Sent: 20/07/2024 5:17:41 PM
To: Council Northernbeaches Mailbox
Cc: Drew Hall
Subject: TRIMMED: Submission DA2024/0891 12-14 Rock Bath Road
Attachments: 12-14 Submission July 2024.docx;

Dear Sir/Madam

Please find submission attached.

20 July 2024

The General Manager
Northern Beaches Council

SUBMISSION: DA2024/0891 DEMOLITION WORKS AND CONSTRUCTION OF A DWELLING HOUSE INCLUDING SWIMMING POOL AT 12-14 ROCK BATH ROAD, PALM BEACH, NSW

Dear Sir/Madam,

This submission is in response to our review of the proposed plans for demolition of the existing house and construction of a new dwelling and swimming pool at 12-14 Rock Bath Road, Palm Beach. We are the owners of "Pegasus" 18 Rock Bath Road, Palm Beach, to the north and further downslope from the subject site.

We currently have approved plans for the construction of a new dwelling on our own site at 18 Rock Bath Rd, which is our Family Home. An important part of these plans is the construction of a new access driveway to No 16 and 18 Rock Bath Rd, which we intend to commence in early 2025.

Our objection is to the proposed use of the existing dilapidated and largely unformed driveway for construction access. This access is described in the Construction Management Plan. The Construction Management Plan states:

An unformed road lies immediately adjacent to the site on the western side. This unformed road provides access to other properties. The unformed road is very steep with a rough brick paved surface. Smaller construction vehicles will be able to use this road for lower site access. Vehicular access to the site will be via either:

- 1) Florida Road*
- 2) Whale Beach Road*
- 3) Unformed Road west of site (light vehicles only)*

No. 12-14 does not currently use the existing unformed road and has an existing access driveway and crossover to the corner of Whale Beach Rd and Florida Road. This driveway is entirely suitable for a construction access point.

The use of the existing driveway on the unformed road for construction has the potential to prevent the construction of the new access driveway to No 16 and 18 and seriously impede any construction works that we may undertake. We request that Council condition any development approval to require construction access to be exclusively via the existing driveway and crossover to 12-14 Rock Bath Road. For reference Council made this condition as part of their Notice of Determination dated 14/12/2023 for the previous DA 2023/0342. Condition 46 was as follows:

'46. Not to impede access to No 16 and No 18 Rock Bath Road

Construction vehicles and construction materials are not to be stored or placed in such a manner so as to impede access to the properties that use and or rely upon the unformed part of Rock Bath Road to the North West of the subject site throughout the entirety of the demolition and construction phase. No construction or demolition access, materials, excavated materials or movement of workers, vehicles or machinery shall occur on the unformed part of Rock Bath Road that services No. 16 and No. 18 Rock Bath Road, Palm Beach.'

Thank you for your consideration of the above.

Yours faithfully,

Bridget and Drew Hall
18 Rock Bath Road, Palm Beach