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RE: DA2019/0619 - 13 A Ocean Road PALM BEACH NSW 2108

Comment on behalf of the PB+WB Association for DA 2019/0619: The PBWBA supports the neighbour's objections to this proposal and we are concerned the effect that an inclinator and swimming pool could have on the rest of the escarpment to the South. DA 2019/0619 appears to violate the intent of D12.14 Scenic Protection in Category One areas in almost all areas of concern under this clause, contrary to the assertions made by the proponent. Comments have been made in relation to each subclause in red type to indicate where the proposal is contrary to the DCP. D12.14 Scenic Protection Category One Areas. The controls seek to achieve the following outcomes: To achieve the desired future character of the Locality. If any other neighbours chose to install inclinators or pools on the escarpment as is being proposed here, in a particularly significant in the local area, it could be seriously degraded or even destroy the escarpment.. To preserve and enhance the visual significance of district and local views of Pittwater's natural topographical features such as, ridges, upper slopes and the waterfront. (En,S). The proposal does not enhance or preserve the visual significance of district and local views of Pittwater's natural topographical features such as, ridges, upper slopes and the waterfront. Maintenance and enhancement of the tree canopy. (En, S) The proposal does not maintain and enhance the tree canopy. Parts of the canopy appears to have been destroyed already...without approval. Colours and materials recede into a well vegetated natural environment. (En,S) There is nothing in the proposal to suggest this assertion can be made with the loss of the existing bushland escarpment setting. To maintain and enhance the natural environment of Pittwater as the predominant feature of the landscape with built-form being a secondary component (En, S) This is an assertion that is questioned given the proposals built form dominating. To preserve and enhance district and local views which reinforce and protect the Pittwater's bushland landscape and urban form to enhance legibility. Again an assertion that cannot be justified To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping. To ensure sites are designed in scale with Pittwater's bushland setting and encourages visual integration and connectivity to natural environment. Development shall minimise any visual impact on the natural environment when viewed from any waterway, road or public reserve. We point out that the 13A Ocean Road is proposed and advertised as a commercial airbnb site with a variety of potential clients having access to the proposed pool and inclinator from top and bottom of the site.

The original proposal was withdrawn based on the issues around these same concerns and is now being resubmitted having been given only part approval in the first submission. Apart from the precedent the proposal would set in such a sensitive area, the conclusions arrived at by the proponent are considered to be unjustified. We oppose this proposal and request that it be refused by Council in the public interest. Richard West AM. PRESIDENT PALM BEACH & WHARL BEACH ASSOCIATION