From:	Robert Mackinnon
Sent:	31/07/2023 6:05:50 PM
To:	Council Northernbeaches Mailbox
Subject:	DA2023/0894: 18 Rock Bath Rd, Palm Beach NSW 2108

I want to add my voice to the chorus of people who have raised concerns about this development, which should not be passed by Council in its current form.

Largely, I agree with most of the comments made, but would like to emphasise these points:

1. I am concerned about the <u>alienation of public land</u> that could result from this development and stress that the proposed driveway will take advantage of land that is intended for public use. A condition of approval should be to have the area of public land clearly signposted, that a landing area be erected at a suitable place to allow the public to enjoy the views obtained from this vantage point, and that ongoing maintenance of the above should be the responsibility of the proponent;
2. The development is <u>out of scale</u> with this highly public site that can be viewed from kilometers away, both by land and sea. The bulk of the building needs to be reduced in size and tempered with appropriate landscaping and greenery along the north-facing boundary;
3. <u>Parking</u> needs to be provided for more than two cars;
4. The <u>colour</u> needs to be softened to one of the tones permitted in the current Pittwater DCP;
5. Another opinion needs to be sought from an independent geotechnical engineer about the risk of <u>landslip</u>, as I note that concrete pillars have been installed on the rocky slope just past the Palm Beach rock pool and land-slides in the area are not unknown. In fact, there are warning signs to that effect to those who choose to walk along the rockshelf that this site overlooks;
6. A <u>viable traffic management plan</u> will be needed and needs to be poiliced during construction as the corner of Whale Beach Road and Florida Road is frequently busy and can be dangerous when vehicles are parked there in an inconsiderate manner.

Thank you
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Robert Mackinnon
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