
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 25/07/2023 2:42:27 PM
To: DA Submission Mailbox
Subject: Online Submission

25/07/2023

MR darren harvey
12 - 14 Rock Bath RD
Palm Beach NSW 2108

RE: DA2023/0894 - 18 Rock Bath Road PALM BEACH NSW 2108

Darren Harvey
12-14 Rock Bath Road
Palm Beach, NSW
2108

24.7.23

Northern Beaches Council
PO Box 82
Manly NSW
1655
Attention: Alex Keller

RE: DA 2023/0894

18 ROCK BATH ROAD, PALM BEACH

I am the owner of 12-14 Rock Bath Road, Palm Beach and make the following comments regarding DA 2023/0894

1) Formation of a Public Road

The proposal makes reference to a new driveway intended to provide vehicular access to the proposed new dwelling. The survey describes the area as "Rock Bath Road (unformed road)". The proposed driveway is in fact the proposed formation of a public road and extension of Rock Bath Road. In this respect it should be subject to all relevant requirements surrounding the construction of a new public road including:

- compliant gradients
- pedestrian safety measures (where is the footpath?)
- drainage
- emergency services vehicle access
- service vehicle access (electricity, sewer, stormwater etc)
- Appropriate traffic control devices at the entry/ exit point to the corner of Whale Beach and Florida Road

Compliance with these aspects of road making is questionable and a comprehensive Environmental Impact Statement should be submitted to allow for a full assessment along with RTA input.

2) Loss of Vegetation and Visual Impact

The formation of the public road will result in the loss of approx. 200sq m of open space/ natural vegetation. The lower section of the road appears to be elevated bridge above natural ground level by up to 4m. The montages submitted with the proposal may not fully portray the position of the proposed elevated roadway and its potential impact on the visual amenity of the surroundings. I respectfully request Council requires further information on the extent of vegetation loss and more detailed long sections and elevations showing the proposed road in relation to existing ground level and the surrounding houses.

3) Alternate solutions

I currently have a DA lodged with Council and considered the formation of the road as access to my property. We intentionally dismissed this for the following reasons:

- a) The gradients required were considered too steep for AS compliant function and general safety
- b) The construction of the new road would significantly alter the existing character of the current road
- c) We understood that the existing character of the road was important to the residents of No.16 and was part of the history of their house and their occupation. As such, we opted to utilise our current driveway access
- d) The road will negatively impact the natural vegetation and ecology of the current road reserve
- e) The road may be visible from the public walkway and beach as an incongruous elevated structure
- f) Pedestrian safety concerns

Objections to our DA call for a "more skilful design". Based on the above I contend it is skilled and considered and that perhaps no.18 should explore alternate solutions that don't involve building almost 75 metres of public road to achieve parking for two cars.

4) Access rights

Curiously no.18 Rock Bath Road objected to our DA on the basis that we propose using the existing road for construction access. Yet they propose using the existing road as construction access for their dwelling. The difference is unclear but the contradiction is quite apparent.

5) Parking

I note that, as yet, no.16 has not objected to the proposal. This is surprising given the extensive submission they made regarding our proposal.

The DA for no.18 makes provision for two external car spaces adjacent to no.16 as part of the new road. As the proposal is for a new public road then I gather the car spaces would also be for public use. In no way could those parking bays (or the proposed new road) be considered private or for the exclusive use of no's.16 and 18. It is of note that no.16 currently utilises makeshift parking spaces at the base of the unformed road. A new road will afford significantly more inviting access to the public and the proposed car spaces are likely to be utilised by anyone for extended periods. The new road will result in:

- Increased traffic flow
- More vehicles will be visible both locally and from the larger public domain
- Vehicular circulation at the corner of Florida and Whale Beach Road will be increased. The proposed entry/ exit to the road is effectively a blind crest posing safety issues for pedestrians and motorists alike

The objection by no.16 derides our proposal for 4 car spaces and makes erroneous claims about our parking solution. We have intentionally provided additional spaces wholly on site and entirely hidden from view in order to minimise the presence of vehicles on the streetscape and within the broader landscape. Any need for the formation a new public road has been intentionally avoided and I would urge the owners of no.18 and Council to act with similar responsibility.

Yours sincerely,
Darren Harvey