
Sent: 23/07/2023 11:49:27 AM
Subject: DA 2DA2023/0894 - 18 ROCK BATH ROAD PALM BEACH "PEGASUS"
Attachments: DA2023.pdf;

To Alex Keller,

Please see attached below Protect Pittwater's objection to the development application - 2DA2023/0894 - 18 ROCK BATH ROAD PALM BEACH "PEGASUS"

Best,
Anna Maria Monticelli

www.wildstrawfilms.com

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DA2023/0894 - 18 ROCK BATH ROAD PALM BEACH "PEGASUS"

This proposed overdevelopment DA of grotesque size and eyeball to be positioned on centre stage on the most beautiful headland in Palm Beach, is a disgrace.

From NBC website link below – clearly stating :

'Design to have appropriate characteristic quality in highly sensitive environmental living E4 zoning.'

Pegasus is a famous landmark house in Palm Beach's history and to entertain its replacement with a James Bond like villain mansion, makes a joke of council's character statement.

https://www.youtube.com/watch?v=UaelO0_2YVA

If council allows this DA to go through it will destroy the picturesque and charm of Palm Beach. And invite mimic-like architecture to flourish.

This has to be stopped now.

What will come next?

Close the walk-way and stairs to the public from the pool to Florida road?

The owner buys the adjacent strip of nature reserve now used for wild life?

Is council going to allow this non-compliant DA to pass on the 4.6 'merit' - exclusive clause for the rich?

- **B6 1** – what about the access to the work that needs doing ? Does it follow the Australian standards? Proper safe parking? Street parking for builders where? And next to a reserve? Will they need to cut into the side of the reserve? I went there and yes they would need to do that as the lane down is so narrow. So, trees will need to be chopped and land cleared. People going up the stairs probably denied access for years for safety.
- **A 4-metre-high wall** to extend over 10 metres? Through council land I assume?
- **D12.1** what about character from a public place? Certainly not the desired character for Palm Beach. It's saying 'who cares about this place, I'm rich I can do whatever I want' no respect for the beauty and sensitivity of an environmentally fragile headland. OR neighbours.
- **D12.2** Resilience and hazard – this DA does not fit the area at all.
- **D12.3 Building colours and materials** – Controls - External colours and materials should be dark and earthy tones.

- **Non-Compliant** - The proposed development is white/off white – contrary to the Development Control.
- **D12.5 Front building line** - 6.5 or established building line, whichever is the greater.
- **Non-Compliant** - The front building line is 1 metre
- **D12.6 Side and rear building line Land zoned E4 Environmental Living** - 2.5m to at least one side; 1.0m for other side; 6.5m (rear) unless Foreshore Building Line applies The western side boundary looks to be well under one metre.
- **Non-Compliant** :The swimming pool extends over the foreshore building line
- **D12.13 Construction, retaining walls, terracing and under croft areas**
- **Controls**
Lightweight construction and pier and beam footings should be used in environmentally sensitive areas – the proposed development is of heaving concrete and masonry construction.
- **Non-Compliant:** retaining walls and terracing are visible from a public place, sandstone or sandstone like materials should be used.
- **Non-Compliant** - the proposed driveway will cause stormwater hazard down the council easement from Florida Road to the swimming pool, will involve the removal of vast amounts of vegetation and a retaining wall where the driveway meets the garage.

In the provision of outdoor entertaining areas, preference is given to timber decks rather than cut/fill, retaining walls and/or terracing.

- **Non-Compliant** – the construction is excavating the site massively and constructing the proposed development with concrete and masonry construction
- Under croft areas shall be limited to a maximum height of **3.5 metres**.
- **Non-Compliant** There is a stretch of the driveway on council land extending to **4 metres** above natural ground line, extending for over 10 metres in length. This will be a horrendously insensitive imposition to the council stairway.
 - **D12.14 Scenic Protection Category One Areas** – there are multiple areas of non-compliance with the outcomes of this control.

Outcomes:

- To achieve the desired future character of the Locality –
- **Non-Compliant** - this development is not the desired future character of Palm Beach .To preserve and enhance the visual significance of local views of Pittwater's natural topographical features such as, ridges, upper slopes and the waterfront.

- **Non-Compliant** - This iconic location, within full view of the beach will be massively excavated, and the driveway will cause an unsightly high wall in a Council stretch of pathway down to the swimming pool.
- **Non-Compliant** - the proposed colour scheme is white and off white. Not blending with environment.
- **Non-Compliant** - The proposed built form will dominate the iconic headland, not be a secondary component as the control outcome outlines. To preserve and enhance district and local views which reinforce and protect the Pittwater's bushland landscape and urban form to enhance legibility.
- **Non-Compliant** – district and local views will be dominated by this proposed development, a white concrete beacon on the headland. To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping.
- **Non-Compliant** This proposed development will dominate the headland, blocking iconic views of the southern headland of Palm Beach. To ensure sites are designed in scale with Pittwater's bushland setting and encourages visual integration and connectivity to natural environment.
- **Non-Compliant** – this proposed development is over scaled and dominates the headland, visibly dominating, not integrating with the site, nor does it connect sensitively to the surrounding natural environment. Development shall minimise any visual impact on the natural environment when viewed from any waterway, road or public reserve.
- **Non-Compliant** – the visual impact of this proposed development from the beach, waterways and public reserves is not minimised, but an over-development in scale and material finishes.
- **Non-Compliant** – the proposed finishes are white and off-white in colour.

We talked to a local architect and he gave us many of the above notes – as you can see most of this DA is **non-compliant**.

Residents who value and want to protect Pittwater are outraged that this council says one thing on their web – but in reality clearly allows the opposite.

Protect Pittwater

Anna Maria Monticelli