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Sent: 21/11/2023 3:16:47 PM
To: DA Submission Mailbox
Subject: TRIMMED Online Submission

21/11/2023

MR Rod Hampton
57 Elvina AVE
Avalon NSW 2107

RE: DA2023/1532 15 Ocean Road PALM BEACH NSW 2108

As long time residents of Palm Beach and now Avalon, my wife and I regularly relax at Palm Beach.

We keep a close eye on the various developments, particularly at the south end where many of the houses date from the 1920's.

In the 60 years I have been visiting, there has been quite a few major building works undertaken.

I would say that all these developments have been reasonably sympathetic to the local character, particularly south of Elephant Rock.

In reviewing what is proposed for 15 Ocean Rd, we believe that the proposed structure is shockingly out of keeping with other adjacent structures and the immediate environment. It seems the proposed height of the building is well above others around it, with excessive bulk, bough forward, and with no reference to its surroundings. Architecturally it is without merit, in our opinion.

It also appears significant vegetation will be lost and a huge and dangerous excavation will be required.

I honestly can't imagine being at Palm Beach pool, looking north with this structure dominating the view.

We understand progress can not be stopped, and individuals have a right to improve their properties, but surely we can do better than this, especially in this sensitive area.

Please receive our objection to this development for your due consideration.