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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
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21/11/2023

MR PHILIP LINEY  
54 PALMGROVE RD  
AVALON BEACH NSW 2107  
[REDACTED]

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

As a former long time resident of (and continuing daily visitor to) Palm Beach, I am well familiar with the property in question, which I pass on my daily walk down Palm Beach Rd and along Ocean Rd. I have reviewed the DA plans. I am somewhat shocked by the size and scale of the proposed development and its destructive impact on this particular corner of Palm Beach.

At four storeys and some 13.5m in height, the development appears to be well in excess of what is normally permissible, or acceptable, in such a residential area. Surely the council does not intend or wish Palm Beach to become lined with oversized commercial holiday premises, for which this would no doubt set a precedent.

It is instructive to view the property from nearby lower Palm Beach Rd looking north, in order to appreciate what a truly mammoth development is proposed and how it would effectively block off the existing northerly view and light.

It is particularly unfortunate that the development is proposed in a historical corner of Palm Beach that includes 16 Ocean Rd, 2 Palm Beach Rd and its neighbours, which date back to early last century. In this particular context, the new development is not only incongruous but domineering and destructive. The demolition of the existing dwelling, by itself, will do considerable damage to the locality; what is installed in its place therefore requires sensitivity and care.

I also note that there appears to be a massive excavation proposed, involving the removal of trees and native vegetation and creating another ugly excavation site dominating the view from the sea front.

All in all, I submit that this is not the right place for such a monster development.