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Sent: 23/07/2023 5:23:47 PM
To: DA Submission Mailbox
Subject: Online Submission

23/07/2023

DR John SCHUBERT
2 Florida RD
NSW 2108

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

My comments are as follows:

The excavation and construction should be further informed by deeper and more comprehensive drilling. The size and vibration impact of equipment such as rock hammers must be limited. Dilapidation reports for nearby properties must be required.

The very steep driveway must have a non-slip surface and as such for safety reasons be a full deterrent to skateboarding etc.

The driveway height above grade should be limited to a maximum extent and the sides faced with natural materials that blend with the drive's environment.

The development is situated on arguably the most prominent headland in the area and therefore all external surfaces on the house including walls and roof must be finished in colours and surfaces that do not stand out and instead blend and disappear. In this regard normal concrete is not satisfactory.

Off road parking for only two vehicles is not satisfactory.