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To: DA Submission Mailbox
Subject: Online Submission

28/07/2023

DR Sarah Robson
- 79 Avalon Parade ST
Avalon Beach NSW 2107

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

This development will have a major impact on the natural amenity of the area with its public pathway to the rock pool and Palm beach. It will severely impact the visual beauty of the Southern headland of Palm Beach for now and for all future generations (D12.14). There is no safe parking for construction vehicles and it will be a major imposition throughout the building period - possibly 3 years. The proposed dwelling is not environmentally sensitive. The dwelling is not lightweight or of compliant colours (D12.13). The dwelling is not designed to sit into the landscape but project up and beyond the natural line of the headland - the North East section rises above the natural cliff line and will dominate any view of the headland. The proposed driveway will cause stormwater hazards down the council easement from Florida Road to the swimming pool and will involve the removal of vast amounts of vegetation and a retaining wall where the driveway meets the garage. This development does not adhere to the desired future character of Palm Beach being: to preserve and enhance the visual significance of local views of Pittwater's natural topographical features such as, ridges, upper slopes and the waterfront. The visual impact of this proposed development from the beach, waterways and public reserves is not minimised but instead maximised and it will become an architectural blight in a highly sensitive area and on an irreplaceable headland.