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21/04/2023

MRS Rosemary Edgell Bush
19 Thyra Rd - 19 ST
Palm Beach NSW 2108

RE: DA2023/0342 - 12 - 14 Rock Bath Road PALM BEACH NSW 2108

SUBMISSION ON 12-14 ROCK BATH ROAD, PALM BEACH (DA/2023/0342)

The Development Application for 12-14 Rock Bath Road is a considerable overdevelopment of the site. Its bulk is excessive and inconsistent with the character of nearby dwellings.

It is four storeys high with three storeys extending across the width of the property (two blocks) and one storey set back. From the water it presents a solid mass quite out of keeping with other properties along the cliff face. It has very little setback on either side or from the front. It is zoned C4 Environmental Living but pays scant regard to the requirement to retain vegetation and a wild life corridor. The soft landscaping is achieved by including the public land at the front of the property and does not have the effect of softening the built form.

It has a major effect on its immediate neighbour at No. 10 by blocking a large part of its view from the main living room.

Safety is a major issue. The development is proposed on a site made up of Narrabeen sandstone, notoriously soft and prone to erosion. The house proposed cantilevers out over the cliff face and would considerably increase the erosion risk. The documents do not contain a comprehensive geotechnical survey of the major work proposed in a sensitive and fragile area. With increasing emphasis on not allowing a development which adds to the risk both to the property itself and the surrounding area (and neighbours) the Council must consider this development critically.

The development is not within the controls of the Pittwater LEP and should be refused.