
Sent: 21/04/2023 7:19:44 PM
Subject: SUBMISSION: DA2023/0342 DEMOLITION WORKS AND CONSTRUCTION
OF A DWELLING HOUSE INCLUDING SWIMMING POOL AT 12-14 ROCK
BATH ROAD, PALM BEACH, NSW
Attachments: RCA - Submission 12-14 RBRd 18-04-23[20419].docx;

Dear Adam
Please find submission attached

Yours Faithfully
Bridget and Drew Hall
18 Rock Bath Rd

Sent from [Mail](#) for Windows

21st April 2023

The General Manager
Northern Beaches Council

SUBMISSION: DA2023/0342 DEMOLITION WORKS AND CONSTRUCTION OF A DWELLING HOUSE INCLUDING SWIMMING POOL AT 12-14 ROCK BATH ROAD, PALM BEACH, NSW

Dear Sir/Madam,

This submission is in response to our review of the proposed plans for demolition of the existing house and construction of a new dwelling and swimming pool at 12-14 Rock Bath Road, Palm Beach. We are the owners of "Pegasus" 18 Rock Bath Road, Palm Beach, to the north and further downslope from the subject site and did not have the opportunity to see the plans prior to submission.

We are currently developing plans for the construction of a new dwelling on our own site at 18 Rock Bath Rd, which will become our Family Home, and have completed a Pre-lodgement meeting with Northern Beaches Council. We have also had consultations with the owners of No.16 and No.12-14. An important part of these plans is the construction of a new access driveway to No 16 and 18 Rock Bath Rd.

While we are separated from the subject site by No 16 Rock Bath Road and will not be directly impacted by the proposed development, we do have concerns that the proposed works appear to contravene the statutory development controls with regards to:

- Building height
- Bulk and scale
- Number of storeys
- Front and side setbacks
- Building envelope

Our primary objection however is to the proposed use of the existing dilapidated and largely unformed driveway for construction access. This access is described in the Construction Management Plan, Waste Management Plan and Silt and Sedimentation Control Plan (Figures 1 and 2). The Construction Management Plan states:

An unformed road lies immediately adjacent to the site on the western side. This unformed road provides access to other properties. The unformed road is very steep with a rough brick paved surface. Smaller construction vehicles will be able to use this road for lower site access. Vehicular access to the site will be via either:

- 1) Florida Road
- 2) Whale Beach Road
- 3) Unformed Road west of site (light vehicles only)

No. 12-14 does not currently use the existing unformed road and has an existing access driveway and crossover to the corner of Whale Beach Rd and Florida Road. This driveway is entirely suitable for a construction access point.

The use of the existing driveway on the unformed road for construction has the potential to prevent the construction of the new access driveway to No 16 and 18 and seriously impede any construction works that we may undertake. We request that Council condition any development approval to require construction access to be exclusively via the existing driveway and crossover to 12-14 Rock Bath Road.

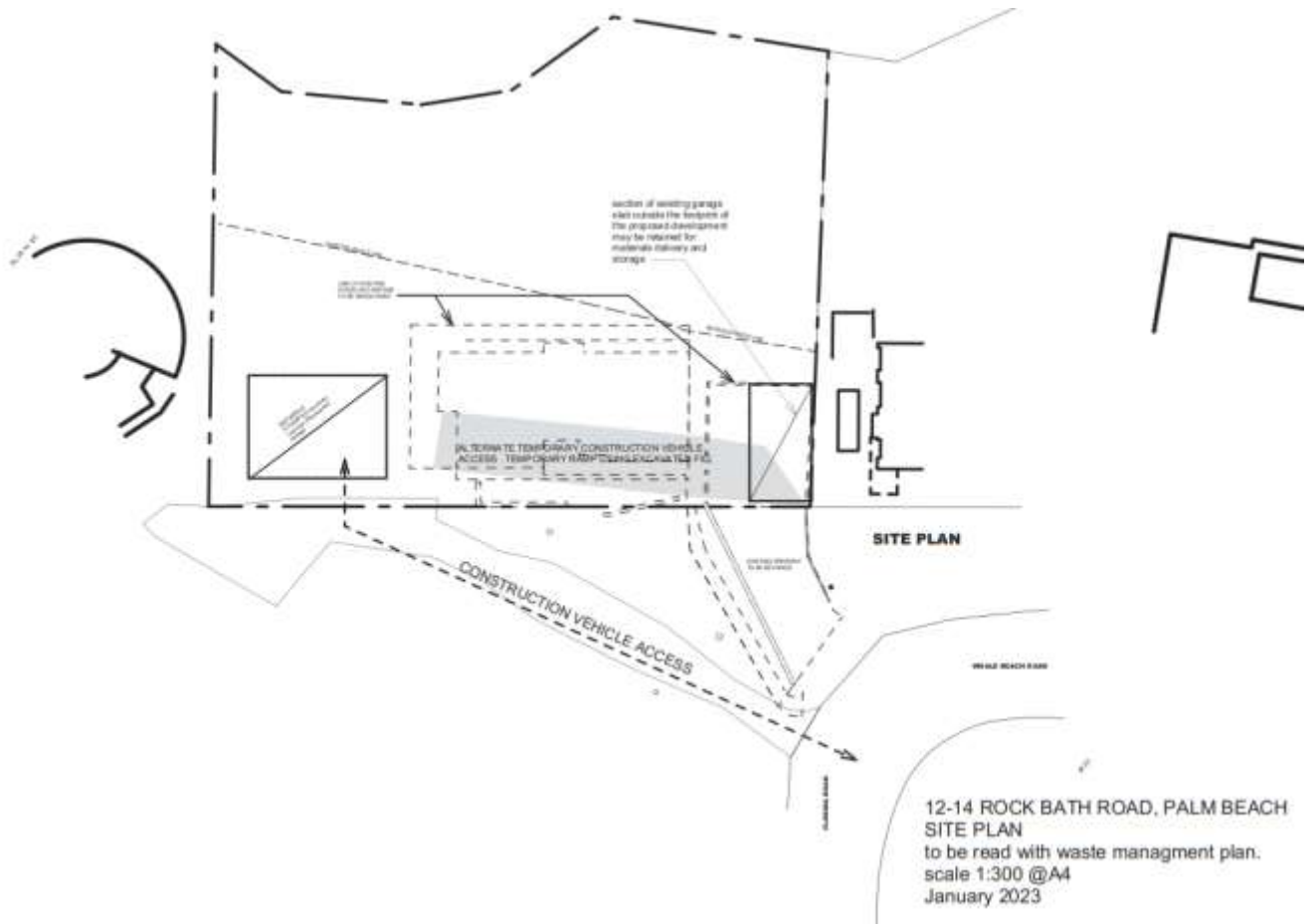


Figure 1: Site Plan as shown in the Waste Management Plan, indicating a Materials Stockpile on the southern side of the site, accessed from the existing driveway.

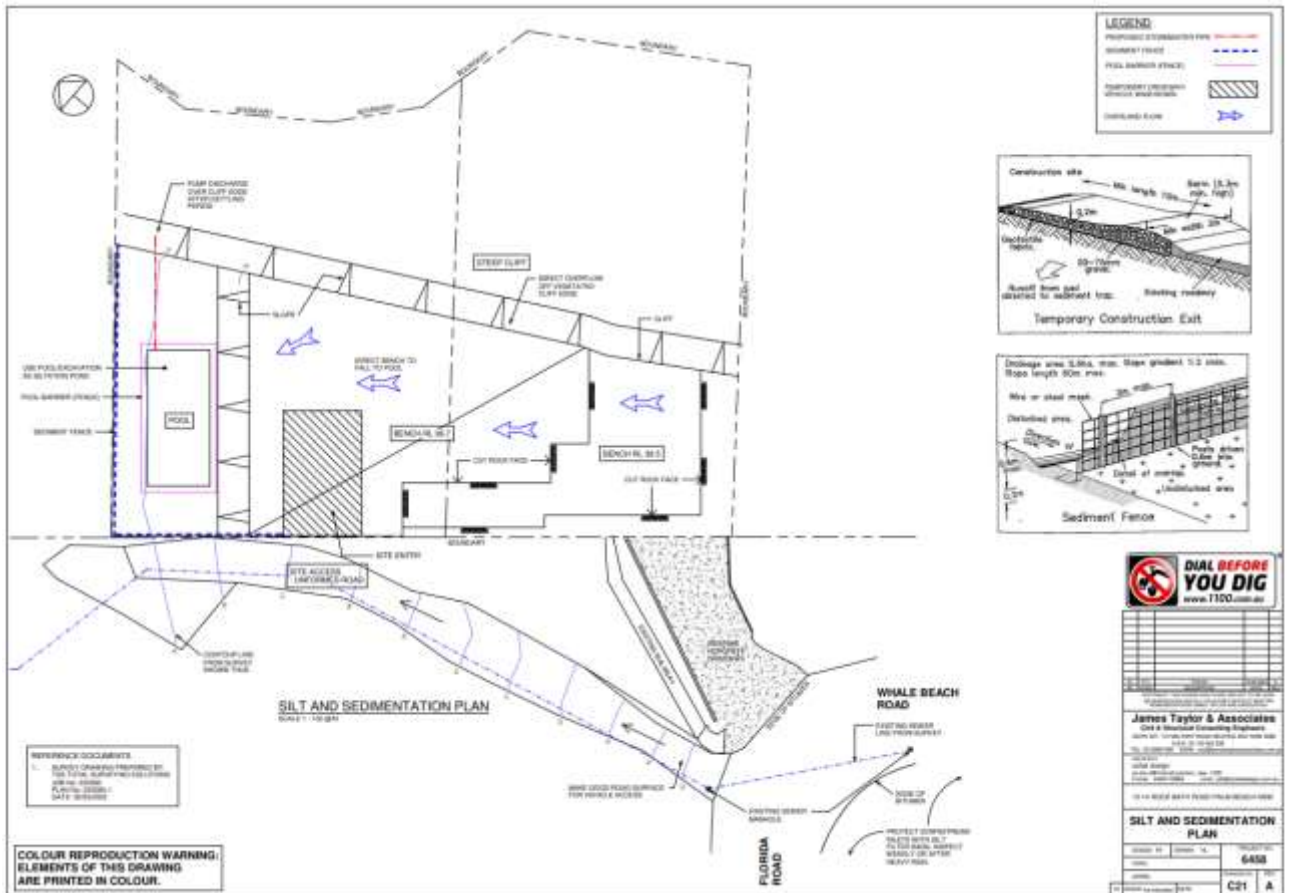


Figure 2: Silt and Sedimentation Plan indicating Site Access point on the western boundary accessed from the existing driveway.

We request that the current plans be amended to address our concerns. Thank you for your consideration of the above.

Yours faithfully,

Bridget and Drew Hall
18 Rock Bath Road, Palm Beach