
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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To: DA Submission Mailbox
Subject: Online Submission

21/04/2023

MR Robert Mackinnon
16 - 16 Norma RD
Palm Beach NSW NSW 2108

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

I write as a long term resident of Palm Beach distressed that yet another gargantuan building is proposed. This design is out of keeping with the C4 zoning and unnecessarily imposes upon neighbouring properties.

Of particular concern are the geotechnical and storm water arrangements on this environmentally sensitive escarpment. The rock cliffs are unstable, the proof being a walkway with handrail from a nearby property in Florida Road down to the rock shelf which was completely destroyed in storms some years ago.

Also of concern is traffic management during construction. Arrangements will also need to be made for tradesman's vehicles to be parked safely, possibly some distance away, as the subject building is near a dangerous corner where rightly there is minimal provision for parking..

Further, I have concern for the cantilevered balconies which extend beyond the existing cliff line not just due to the amount of excavation needed to secure the building but the fact that the proposed building will be visually imposing from many locations in Palm Beach.

Finally, minimal effort has been made to provide sufficient landscaping to comply with the building code and to soften the effect of the building and this needs to be addressed.

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