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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 21/04/2023 5:46:37 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

21/04/2023

MR Doug Maher  
60 Bynya RD  
Palm Beach NSW 2108  
[REDACTED]

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

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

As a resident of Palm Beach, I wish to object to this large scale development application which will have significant impacts to both adjacent/nearby residents views, in addition to other residents and visitors to Palm Beach area given excavation works and visual aspect of the building on a sensitive coastal area.

The bulk, scale, density and height of the proposed development is excessive and inconsistent with the established and desired streetscape character of the area.

Of particular concern is that this location is zoned C4 Environmental Living under the LEP, and there is no reason why a fully compliant application that meets LEP and DCP controls cannot be designed on the site.

The proposed development clearly fails to meet Council's planning controls in a number of areas.

The proposed development represents an unreasonably large dwelling house design, for which there are design alternatives to achieve a reasonable development outcome on the site without having such impacts.

The proposed development does not satisfy the objectives of the zone or contribute to a scale that is consistent with the desired character of the locality and the scale of surrounding development.

A compliant building design would reduce the amenity impacts identified and for these reasons we object to this proposal.

Sincerely,  
Doug Maher