
From: Chris Roberts
Sent: 25/07/2023 12:29:04 PM
To: Council Northernbeaches Mailbox
Subject: DA 2023/0894

Dear Sir

I refer to this development application at "Pegasus" on Rock Bath road Palm Besch.

I support this application. I live st 16 Florida road - a few doors from Rock Bath rd.

The concerns I have relate to the geotechnical challenges on this hillside as it is pretty unstable. My experience dates back 25 years when I made an addition to my property. So I trust that the necessary stabilisation protocols will be required by Council in light of this challenge

I am very pleased that this proposal if approved will include off street parking for 2 vehicles as parking at the juncture of Florida and Whale Beach road - (ie at the point where Rock Bath rd comes up) is very limited.

I am also very pleased that there will be a driveway to the new house. Access to the current house is bad and unsightly, in fact it's just a track. A sealed drive with appropriate drainage will enhance and benefit this and adjoining properties.

I understand that there has been concern expressed about the scale and colour of the proposed development. I do not share these concerns. I note that the current property on the site is white as are a number of nearby houses.

Finally I should say that I don't know the owners of this property but I wish them luck building the new house if it is approved for a little more than \$4 million. My guess would be closer to double that amount !

Regards
Chris Roberts
16 Florida Rd
Palm Beach
Phone [REDACTED]

Sent from my iPhoneDr