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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 19/04/2023 12:01:02 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

19/04/2023

MR David Bartolo  
- 104 Whale Beach Rd RD  
Whale Beach NSW

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

I am concerned that for some time excessive developments have been appearing along Whale Beach Rd heading toward Palm Beach, the scale of which are more in keeping with Evil Genius island hideaways than the character for which this area is loved and valued.

This development appears to be a doubling of the size of the current footprint and scale, in what appears to be the largest possible house for this land to the edge of the cliff. I also note it borders Bluff/Cliff instability under LEP2014 (Coastal Planning), and lies within Geo Hazard H1.

Given the Biodiversity of this area also, I am not sure how this development fits within current guidelines.

Whilst the proponents may ensure that the development sits within legal obligations for the above, I still feel that the scale of what is proposed is unnecessary. Perhaps a reduction in scale and further setbacks from all boundaries including the cliff face would make this a more appropriate development.