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To: DA Submission Mailbox
Subject: Online Submission

03/02/2022

MR S Yates
2 / 1078 Barrenjoey RD
Palm Beach NSW 2108

RE: DA2021/2362 - 1 / 1105 Barrenjoey Road PALM BEACH NSW 2108

I object to the development DA 2021 2362 for the following reasons:

Size and bulk:

The proposed development exceeds the building restriction envelope in both height and width. It exceeds the height restrictions and set back by nearly 2.5 meters resulting in a bulky oversized building out of character with the low rise nature of the surrounding area. The imposing bulk of the building is so close to the road it would remove all feeling of spaciousness for pedestrians and turn the area into strip development with a narrow pedestrian footpath, detracting from the current amenity of the area.

The impact of the development on my dwelling is considerable. The proposed development would look directly into my flat from all parts of the proposed building facing Barrenjoey Road, seriously compromising the privacy of the main living room, the verandah and two of the bedrooms. The excessive height of the development means I would lose the views I have of Pittwater from the accessible area of my back garden.

Landscaping:

By not respecting the set back requirements for a Zone B2 Local Centre the development does not allow sufficient space for landscaping capable of providing the same level of green screening privacy to surrounding properties and to the proposed building itself. The trees currently in place provide privacy to both my flat and the townhouses at 1105 Barrenjoey Rd. The trees are not retained in the plan and the lack of setback means they will not be replaced and cannot be replaced by any trees of adequate dimensions in a restricted set back area. The trees also help to muffle the traffic noise. Without the trees traffic noise would reflect off the hard surfaces of the building adding to the increased noise already evident in the area.

Light pollution:

The proposed development seems to have mostly windows and presumably a permanently lit entrance hall, plus shops that do not turn off their lights at night. All this light will shine directly into my flat. It is already an issue which would be amplified by loss of screening trees and more dwellings with bigger windows.

Parking:

At certain times of the year parking is an aggravating problem in Palm Beach. Parking provisions for this development are insufficient. The proposed development plans show 3 one bedroom serviced flats, each with a "media room" and two bathrooms. To me the "media room"

seems like a way to disguise the fact that it is really a two bedroom serviced apartment with two bathrooms. As such these 3 serviced flats do not meet the minimum parking requirements, let alone providing enough visitor parking for peak periods of the year.

One of the reasons people come to Palm Beach is because of the predominance of nature. This is being eroded by overdevelopment in all parts of the northern beaches and it seems specially inappropriate here where we are so far from commercial centres and services such as hospitals, banks and government offices. People come here because of the natural beauty and relaxed feel of the place. Building a huge, shiny glass building that would visually dominate the area, make no provision for meaningful landscaping and reduce pedestrian space seems to go against the Northern Beaches Council's statements about the importance of the environment and of maintaining local character. also there are reasons why LEP and DCP controls exist. Please have the integrity to follow the rules and reject this development.

I strongly oppose the proposed development in its current form.

Sincerely, Sarah Yates