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Subject: Online Submission

28/01/2025

MR Mike Cannon Brookes
2 / 1017 Barrenjoey Road ST
Palm Beach NSW 2108
[REDACTED]

RE: DA2024/1631 - 1015 Barrenjoey Road PALM BEACH NSW 2108

As adjoining landowners we strongly object to this second application for construction of a swimming pool to the south of the existing beach pavilion at 1015 Barrenjoey Road.

Undesirable Precedent.

The proposed pool and fencing would establish an undesirable precedent for more development along the foreshore of Snapperman Beach. The visual and acoustic effects of the cumulative effect of pools and fencing would severely impact the public foreshore area. Acoustic effects on adjoining 1017 Barrenjoey Road.

I do not accept that the pool equipment can be fully silenced by insulation. We come to Palm Beach for an escape from the city. At night you can hear only the waves and nature. The existing A/C servicing the house is very noisy and adjacent to our property. Pool equipment noise from the proposed site would impact our gardens and balcony rest areas.

Pool Fence and Landscaping.

Youths regularly use the beach at night and steal the kayak paddles or even garden furniture. No pool fence and landscaping will stop them climbing into the pool for a midnight dip. Pool fences are meant to keep out toddlers, not the older teenagers who party on the foreshore. More hard surface area.

We already have a problem with a rising water table. 1017 Barrenjoey Road has a damp issue in the basement that has worsened in the last decade. It is an issue for all of us in the strata building. An inground pool so close to the already affected basement area is only going to push the groundwater more into our property.

Loss of Privacy

The noise from the proposed pool would cause loss of acoustic amenity of the foreshore for adjoining landowners and the public on the foreshore.

Non-compliant Landscaped Area. Environmentally Sensitive Land.

Section D12.10 prescribes a minimum of 60% of the site area as landscaped area. Hard landscaped area should not be included in the calculation. This does not comply.

Visual Impact.

The pool would detract from the visual amenity of the foreshore for all, from the land and the water. There is 1119 sq. m. of grassed area between the house and the beach pavilion. At least one other house on Iluka Road has a pool between the house and the road. If the pool would be sited close to the dwelling and north of the existing pavilion the visual impact of the pool and fencing would be reduced and it would be safer. It would be less easy for wandering party youths to take a drunken midnight dip.

Public Enjoyment of the Foreshore. Clause D12.1

A pool and fenced area adjacent to the foreshore is inconsistent with the intention of this clause. 'To ensure that development adjacent to public domain elements such as waterways,

bushland reserves etc. and other public open spaces compliments the landscape character, public use and enjoyment of that land'.

In all these regards the proposed rear works are unacceptable to us as adjoining property owners and if the wider public were aware of this application I do not think many would wish swimming pools to be built along the Snapperman Beach foreshore. The previous application for a pool on this site was denied and we cannot see that this proposal is environmentally any different.