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To: DA Submission Mailbox
Subject: TRIMMED Online Submission

22/10/2023

MS Sarah Yates
2 / 1078 Barrenjoey RD
Palm Beach NSW 2108

RE: DA2023/1289 1112 1116 Barrenjoey Road PALM BEACH NSW 2108

I strongly object to the proposed development at 1112 1116 Barrenjoey Road. The proposed development is unsympathetic to its context and hillside location and does not fit with the seaside village character mentioned in the Palm Beach Locality Statement. The bulk and height of the proposed building dwarf the surrounding buildings, including historic Barrenjoey House. Every floor exceeds the 8.5 meter height limit in places and the top floor exceeds the height limit nearly all the way across the site. The building would obscure the natural shape of the hill behind viewed from Pittwater Park, Snapperman beach and Pittwater. This irreversibly changes the character of the area to one dominated by the built environment, not nature.

The shops are reduced to two awkward spaces and it seems no food is allowed. As there has always been a well patronised cafe on the site I cannot see how excluding this use adds amenity to an area renowned as a tourist destination and a hub for ferry commuters. Also the minimal setback does not allow for the planting of street trees for shade or even allow much space for pedestrians.

The development seems to do away with the bus stop which connects to the ferry service. It is absurd to make public transport less attractive or efficient. There must be a bus stop at the ferry wharf on both sides of the road.

Parking. Retail parking spaces 14,15,16 seem to be inaccessible unless Retail spaces 17,18,19 are empty. This effectively reduces the number of spaces to 20. Parking is already difficult in Palm Beach. 7 apartments plus visitors plus retail needs more parking. Making retail parking tandem is unworkable.

Landscaping appears minimal. The artist's impression includes planting at the front of the building on the balconies. As the balconies face directly west I cannot imagine this optimistic planting arrangement will survive.

To sum up, the proposed development is out of place in a low density area, adds no amenity to the local area, increases pressure on parking and would be a dominant bulky mass glinting unattractively as it caught the western sun and visible from the beauty spots of Palm Beach.

Please reject this proposal. Sarah Yates