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Subject: Online Submission

09/06/2021

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RE: Mod2021/0203 - 1102 Barrenjoey Road PALM BEACH NSW 2108

I strongly object to this development on the following grounds:

1. Scale and bulk: the proposed development is set amongst pleasant heritage beachside buildings including Barrenjoey House. This attractive setting will be overwhelmed and unnecessarily dwarfed by the much larger, much higher and ugly bulk of the proposed development. The facade of the proposed development includes no relief from its near sheer vertical facade. The proposed development needs to be scaled down to be more sympathetic to this valuable community setting.
2. Loss of existing amenity: the existing food outlets in the ferry wharf area are well balanced for the space available. These outlets are much loved, in particular during summer when average Mum, Dad's and their children can get reasonably priced takeaway food, cross the road and sit in the park looking onto Pittwater. The proposed development will see the end of opportunities enjoy type of family activity.
3. Crowds: The proposed development would increase crowding of the ferry wharf area. The crowds currently experienced would become worse. Over the long term the resulting increased crowding will degrade the whole appeal of this gem of a location.
4. Increased traffic and inadequate parking: The proposed development will increase the volume of traffic in the locality. Presently nearly all traffic to Palm Beach needs to travel around the Bilgola Bends which is extremely crowded on the weekend and during the morning and afternoon rush hours in particular. There has been no consideration of the impact of the development on traffic and parking in the broader community. In addition, there is very little opportunity to increase parking in the area - the existing parking areas cannot cope with existing demands. At the present time nearby parking areas quickly fill up leaving very little parking for the increased numbers of vehicles.