
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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To: DA Submission Mailbox
Subject: TRIMMED Online Submission

21/10/2023

MR Eric Gumley
724 Barrenjoey Road 724 ST
Palm Beach NSW 2108

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

I wish to object to this proposal for the following reasons

This proposal is over the height limit, by 2-3 stories, will destroy the escarpment behind it through proposed excavations, leading to subsidence and flooding problems there is already a creek that used to run through this land and alongside Barrenjoey House which the proponents are not aware of as it does not appear in the documents tabled and still flows when it rains - do we need more new residents having water problems in their new homes as they move in as has occurred at Bayview? The proposal has not adequately provided for parking spaces for either the retail or residences listed and so states it relies on using those on the street and carpark opposite alike putting your hand into the public purse only taking parking spaces paid for by ratepayers instead of coin and in a site already filled to capacity even before summer commences The proponents' agent proposes that this scale of overdevelopment of the whole of this site is ok as it is 1; setback into the poor hill and 2; in a commercial centre when in fact it is in a neighbourhood centre I would also question the proposed 9.1million costed for the project - there is no way this proposed project could be built for that I would also question the justification behind moving the bus stop to facilitate this proposal - Transport for NSW has identified its current location due to its proximity to a crossing, clear view to the north, and clearance from driveways for safety purposes Moving it north would require an extra setback in the pavement and into the proposal itself - moving it south would encroach into an already established buildings' business and existing usage rights. This is not a 'fit' for Palm Beach as maintaining its 'seaside village feel' and presents a proposal that is completely unsympathetic to the area There is a clear misunderstanding of the site constraints, height limitations, scale and bulk, and that this is part of a heritage strip of the entrance to Palm Beach proper and opposite a historic park It appears to be a proposal that has taken an attitude or punt of 'running it up the flagpole to see if anyone salutes' rather than presenting a great design that is sympathetic to the site, its constraints, the neighbours and neighbourhood and the LEP and DCP already in place. Thank you