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Subject: Online Submission

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MR Mark Pearsall
- 10 Beauty DR
Whale Beach NSW 2107
markpearsall@hotmail.com

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

Re DA Mod2021/0203

I am not against development in my local area but, YET AGAIN, we have a developer putting forward plans that do not abide by the PLEP, nor fit in with the character of the local area. I object to this DA in its current form for the following reasons.

The proposed development is immense in size and scale relative to the adjacent existing dwellings. It is too large and imposing. In fact, the proposal dwarfs the iconic and heritage listed Barrenjoey House next door. Overall, the development overwhelms the surrounding dwellings in the area. The entire top level of the proposal should not be approved, which would help to alleviate the concerns in respect of the size and scale of the development.

The height of the building breaches the height limit by more than 2.4m in parts. On page 23 of the STATEMENT OF ENVIRONMENTAL EFFECTS: Modification of Development Consent, there is a comment;

'Comment: The proposed increase in building height is to achieve ADG compliant floor to floor heights and sufficient structural depth to accommodate an appropriately designed, detailed and constructed roof form.'

If a building cannot be designed in accordance with the PLEP and achieve Apartment Design Guide (ADG) compliant floor to floor heights, then that building design does not belong at that location.

I could not find the time of day or season on the Shadow Studies (Plans-Master Set)? I believe the solar access to 1100 Barrenjoey Rd will be severely reduced in winter if this DA goes ahead in its current form.

The design is not in keeping with the local area. In the same document on p24, Figure 15, the montage of the building, shown between Barrenjoey House and the property at 1100 Barrenjoey Road, clearly shows how out of character for the area this building will be. The design in is no way sympathetic to the area and is not in keeping with the village feel. Shop-top housing IS OUT OF CHARACTER for Palm Beach. The general design lacks merit, to the extent that if devoid of green "decoration" as shown in the sketch, is an ugly confronting monolith. The addition of planter boxes is just token greenery.

Palm Beach is a tourist ikon for many reasons. Surf, Pittwater, relaxed lifestyle and the general village feel to the area. I see many adds, including from the NBC, promoting Palm Beach and the peninsula for those very reasons. But, I believe, the NBC can't have it both ways, it can't continue to promote the area's natural and built character as a reason for tourism and lifestyle, while at the same time, approve developments that are diametrically opposed to that character!