
Sent: 28/06/2021 10:36:31 AM

Subject: Regarding Application Number: Mod2021/0203-N0119/14 - Lot 11 DP 1207743
1102 Barrenjoey Rd PALM BEACH

ATTENTION: Jordan Davies, Development Assessment
Northern Beaches Council
PO Box 82 ,Manly 1655
Regarding application number: Mod2021/0203-N0119/14
Address: Lot 11 DP 1207743 1102 Barrenjoey Rd PALM BEACH

Dear Mr Davies,

I would like to raise my objection to the proposed development on the following grounds:

The proposed development of the Palm Beach Fish shop site is not consistent with Council's own guidelines for the Palm Beach locality which the Council has clearly stated as follows:

- "The Palm Beach locality will remain primarily a low-density residential area with dwelling houses in maximum of two storeys in any one place in a landscaped setting, integrated with the landform and landscape"
- " The design, scale and treatment of future development within the commercial centres will reflect a 'seaside-village' character through building design, signage and landscaping, which will reflect principles of good urban design. Landscaping will be incorporated into building design."

From my perspective, the following points are important when considering this development and form the basis of my objection:

- The proposed development cannot be considered a 'seaside-village' character, but more in character with a Pittwater Road Dee Why shopping strip development. It is a 3-storey concrete and glass structure with only token landscaping – narrow gardens along each side with small planters at the front.
- The much loved and well preserved heritage building Barrenjoey House will be dwarfed by this concrete and glass structure.
- When driving along Barrenjoey Rd heading north, the iconic Barrenjoey House will no longer be visible. This alone will alter the whole look of the precinct which includes the Palm Beach Wharf and the spectacular Norfolk pines overlooking Pittwater.
- The placement of the substation for this building proposed to be situated in the park (as I understand it), will cause considerable damage to the roots of these Norfolk Pine trees.
- The modified building also appears to breach Council's height regulation; "Pursuant to clause 4.3 PLEP 2014 the height of any building on the land shall not exceed 8.5 metres above ground level (existing)". The proposed modification has the building exceeding this height.
- Rather than helping with the already congested traffic flow along Barrenjoey Rd from the council carpark opposite, the underground garage of the proposed construction opens onto Barrenjoey Rd directly opposite the exit from the council carpark which makes no sense and will ultimately lead to an accident if allowed to proceed.
- It is well known that businesses in Palm Beach struggle to be viable 12 months of the year as the majority of trade for any business is only for 4 months of the year when the summer draws crowds to the area.

I have the utmost respect for the wonderful work that the Northern Beaches Council does on behalf of its ratepayers and citizens. This proposed development would be completely out of character with the work done for all residents, and would leave an awful and unrecoverable scare of what is the most beautiful "Coastal Village scape" anywhere in the world. The proposed development should be encouraged to head north with the whales, as it is something more akin to Palm Beach Queensland than our beautiful location.

Thank you for your consideration and I look forward to Council taking the lead in shutting down this application.

Regards

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