
Sent: 15/06/2021 12:52:39 AM

Subject: Application Number Mod2021/0203 - SECOND Submission

Dear Council

Application Number Mod2021/0203 - Second Submission

1.
One obvious difficulty with the current DA & it's Modification is that having observed the fish and chip shop "renovations" over the last couple of decades - and in particular, from around 2014 - it is obvious that the original SMALL footprint of the shop has gradually - but significantly - INCREASED IN SIZE AND IN SITE COVERAGE.

- My concern is that the current DA & Modification merely self serves as a strategic FOOTPRINT ENLARGER for any interested purchaser of the land (sale of which may or may not yet have been completed at the time of writing this submission).
- Given the number of negative comments garnered during the recent online exhibition/discussion about this unbelievably insensitive structure planned, it is clear that current public opinion would seek this particular structure not be built. However, if the large unattractive building is dropped, then the general public would instead welcome something of less bulk and scale - BUT the developers could still using the new enlarged DA compliant footprint.
- My question - has anyone addressed the issue of the enlarged footprint now covering most of this land ?

2.
Meanwhile, my more concrete objections and criticisms that I adopt reiterate those raised by others:

The APPROVED Development Application for the Palm Beach fish shop site and the Modification has:

- added two more apartments by increasing the height, and
- exceeding height standards by 29%.
 - ie The approved development had a maximum building height of 10.155 metres measured to the top of the western edge of the upper most floor plate and roof form. Such building height exceeded the standard by 1.655 metres or 19.4%. AND,
 - The development, as modified, has a maximum building height of 10.972 metres measured to the western edge of the upper most floor plate and roof form representing an 817mm increase in the approved building height. This represents an overall maximum building height exceedance of 2.472 metres or 29%.
 - but, according to the Town Planners who the developers had engaged, "the balance of the development, including the roof plant, sit comfortably below the 8.5 metre height of building standard consistent with the original approval"

Kindest regards,
Cheryl Scholfield
2 Nabilla Road Palm Beach 2108