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To: DA Submission Mailbox
Subject: Online Submission

20/04/2022

MR Darren Yip
1110A Barrenjoey RD
Palm Beach NSW 2108
[REDACTED]

RE: DA2022/0469 - 1102 Barrenjoey Road PALM BEACH NSW 2108

My property is directly behind the proposed site. I have raised several issues on the last DA, of which some have been addressed. However there are issues that remain with current proposal:

1) Whilst the appearance and aesthetics of the current proposal have improved. Despite the detailed report commissioned to address the height of the building, the fact remains this proposed structure is even HIGHER than the previous proposal.

This needs to be addressed for the concerns we raised concerning the size, scale and overshadowing of adjacent buildings including the historic Barrenjoey House. The proposed height and scale is unnecessary and driven by the owners & developers profitability with no concern for surrounding residents nor the Palm Beach Community. The quaint village feel of Palm Beach must be retained and monstrous Surfers Paradise developments should not be approved by the NB Council.

2) At the rear of the building is an Exhaust Riser and Services area. This is a major concern in respect of the noise, air and heat pollution that this will generate and directly impact our premises. This needs to be addressed to minimise the impact to our quality of life.

3) There has been zero consultation or discussion between the owner and developers in relation to the proposed development. The size, scale and commercial nature of the proposed development is such that surely there would be some offline engagement with adjacent residents. This lack of interaction and information displays a lack of regard for local residents and the Palm Beach community. A development purely driven by profitability. The NB Council must act in the best interests of the community and not just the commercial pursuits of large developers.

4) Overall the proposed structure fails to protect the privacy and spillover impacts to adjacent residents e.g. noise, air, heat pollution. There is limited screening, landscaping and other mitigants employed to address these issues.