Sent:	15/04/2021 6:16:00 PM
Subject:	DA2021/0200 - 1110 Barrenjoey Road Palm Beach

To whom it may concern,

Please find our brief summary of our submission to the above mention development application on behalf of the residents of 1100 Barrenjoey Road Palm Beach.

- The proposed development is not in the context of the area and is an overdevelopment of the site
- The proposed development results in substantial impacts to the privacy of our clients property.
- The proposed development result in substantial impacts to the adjoining heritage items due to the removal of substantial vegetation.
- The proposed development does not comply with the setback controls relating to the site.
- The proposed development results in the substantial removal of mature native vegetation and a concern is raised in regard to the impact this will have on the context of the area and from a nature resources perspective.
- The proposed development is located on a difficult site and it is questioned whether the proposed development has been designed adequately to respond to the site constraints.
- The proposed development result in a substantial impact on the bulk and scale of the development and results in the development not complying with the character of the area.

The above dot points are the result of a premilitary assessment of the documents and a further detailed objection letter will be provided for the development within 14 days.

If you have any questions please let us know.

Kind regards

Josh Taylor

Principal Planner

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