
Sent: 9/06/2021 12:08:36 PM
Subject: Online Submission

09/06/2021

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

What is it that NBC administrators don't see in the assessing and mostly approving of developments in the Northern Northern Beaches (previously known as Pittwater)? Pittwater is a distinctive environment wherein the natural landscape predominates the built, where small coastal villages are integrated into green belts, and where suburban houses sit between trees, not trees sit between houses. It is not at all like the Southern Northern Beaches districts, where the built environment, in the main brick and concrete, dominate the landscape to the detriment of the natural, where building heights override those of trees, and where construction coverage denies biodiversity. This development-is-all mentality is apparent in the assessor approval for the Palm Beach Fishshop site; a plan totally at odds with the character of Pittwater and a design that thumbs its nose at the very reason residents and tourists find the area so attractive. This is planning by numbers with no sense of what goes to make a townscape, of no regard for the historical and cultural themes of Pittwater's enduring appeal. The NBC can't have it both ways, 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. The plan needs to be redrawn, the building size and impact reduced, its design made more in the traditional style of the area, and embody biodiversity over concrete.