

---

**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 23/01/2022 12:24:52 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

23/01/2022

MR Tim Cobbin  
10 / 1070 - 1076 Barrenjoey RD  
Palm Beach NSW 2108

**RE: DA2021/2362 - 1 / 1105 Barrenjoey Road PALM BEACH NSW 2108**

Tim Cobbin  
10/1070-1076 Barrenjoey Rd  
Palm Beach 2108

RE: DA2021/2362 - 1 / 1105 Barrenjoey Road PALM BEACH NSW 2108

I am not in the habit of objecting to development proposals. I generally believe change is inevitable and people have the right to modify and update their properties as they wish.

However, this development appears to be an unnecessary land grab designed to maximise profits from holiday rentals while reducing the amenity of the area for full-time residents.

We live across the road from this proposed development and while we have genuine concerns about being overlooked by the new building, the main issue is with the increased traffic and parking congestion that will follow.

The concept of adding more shops in the area is laughable. This is not a shopping mall. The strip can barely sustain the existing retail businesses. We have watched shops come and go along Barrenjoey Rd and we find it difficult to contemplate a development that proposes even more shops.

I would suggest that long time residents will remain loyal to the existing shops and any new operators will find it difficult to attract customers outside holiday season.

Finally, I find it incredible that Council would contemplate a development that so blatantly disregards Council's own regulations.

What is the point of having height restrictions if developers can simply apply to have them ignored?

What is the point of having setback provisions if developers can propose a building that encroaches on the open space the provisions are supposed to safeguard?

And you don't have to be very clever to see that what is proposed on the plan as a Media Room is simply a way of disguising an extra bedroom, without providing sufficient parking in an

area where parking is at an absolute premium.

Developers will always try to push the boundaries, but let's stick to the rules you as a Council saw fit to put in place for the area.

Sincerely,  
Tim Cobbin