
Sent: 28/06/2021 6:38:55 PM

Subject: re: application number Mod2021/0203-No119/4 ADDRESS: LOT11DP 1207743
1102 Barrenjoey Road PALM BEACH

Dear Sir/Madam,

I would like to seriously raise my objection to the proposed development of the above. I am a resident in Pacific Road Palm Beach. I will outline my reasons below-

Firstly, the proposed development of the Palm Beach Fish shop site is so not consistent with The Council guidelines for the Palm Beach locality. I quote:

'The Palm Beach locality will remain primarily a low-density residential area with dwelling houses in maximum of two storeys in any one place in a landscaped setting, integrated with the landform and Landscape'

'The design, scale and treatment of future development within the commercial centres will reflect a "seaside-village" character through building design, signage and landscaping, which will reflect principles of good urban design. Landscaping will be incorporated into building design'

This is one of many reasons why people buy and want to live in this part of Sydney, because it has the "seaside-village" atmosphere.

The loved and adored Barrenjoey House heritage building will be completely dwarfed by this glass and concrete massive structure, that is in no way in keeping with the 'seaside-village' The proposed development cannot be considered a "seaside village" character at all. This structure is more like a shopping strip in Manly or Dee Why. People travel here for the day, weekend or live here for its atmosphere and 'seaside-village" appeal, to get away from a shopping strip environment completely. This modified building also breaches Council's height regulation, "Pursuant to clause 4.3 PLEP2014 the height of any building on the land shall not exceed 8.5 metres above ground level (existing)".The proposed building is exceeding this height.

This proposed concrete and glass development has only a token or landscaping with narrow gardens along the sides of the structure and small planters at the front.

Barrenjoey House that one sees when driving north into the Palm Beach area will be no longer visible. Instead one will see the concrete and glass structure which is not in keeping with the area at all. The lovely old Norfolk Pines, Barrenjoey House and The Barrenjoey lovely Wharf is what makes the area. I am sure the roots to the trees will be damaged should the substation for this development be allowed to be situated in the park opposite.

Why have residents who have put plans into council to build two story houses been rejected yet this out of character (and above Council's height regulation) construction been allowed to even be considered?

The congestion with traffic, which is ever increasing due to population growth and the area being discovered because of its 'village-like' appeal will be made considerably worse on

Barrenjoey Road due to the proposed underground garage with many cars exiting and entering the building. This will no doubt cause more congestion and even possible accidents.

Palm Beach has a seasonal flow of tourist traffic and many of the existing retail shops are regularly vacant. Why would residents want to deter the Summer visitors, with more vacant retail shops. If the 'seaside-village' disappears so will retail business. Palm Beach certainly does not need more vacant premisses.

Should this proposed development be allowed it will be a free for all for developers to ruin the Northern peninsular of Palm Beach, Whale Beach and Avalon. This is a special part of Sydney and it's heritage with its own character. The glorious place we know and why it is loved by people who visit and live here will be lost forever.

Please do not allow the area we all love to become another mainstream inner city strip.

Yours sincerely,

Cate Burston