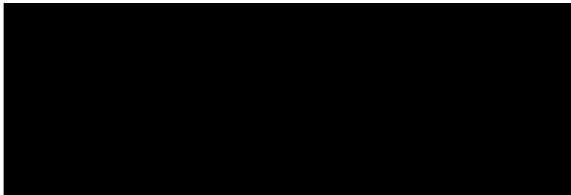

From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 16/01/2022 9:38:50 AM
To: DA Submission Mailbox
Subject: Online Submission

16/01/2022



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

To whom it may concern,

This is yet another example of an unacceptable development that is completely out of character and a bulky development. It's an abomination of the DCP and LEP for the Palm Beach area and council needs to get on top of this before it becomes, as locals have repeatedly said, another Dee Why. This sets a dangerous precedent and will be the third proposed development within 200m of the strip that represents an inappropriate style and size development for this end of Barrenjoey Road.

Not in character - I refer to the Palm locality statement that stipulates developments should be in keeping with the sea side village feel. This most certainly does not, just like the eyesore proposed at 1102 Barrenjoey Rd, I refer to the design and sustainability panel statements.

Height breaches limits - The height significantly exceeds the DCP by almost 30pc. The land and environment court is highly unlikely to approve this height breach, if that's where it ends, and I hope you do something to prevent that. I urge council to focus on enforcing the height restrictions in the Palm Beach area, it's becoming a huge concern for residents.

Setback breaches - The development covers the entire site!! And set backs are also breached on each side, the breaches overall are unacceptable for the smallish land area on the main road. The building will be very imposing on the vista and when tourists and residents drive by. And once again minimal landscaping.

Traffic concerns - This development, let's face it is for rental use. There aren't enough car spots in the area full stop. The traffic assessment is a joke, 3 more people each day. Not to mention the extra traffic and parking from rental use. And retail (if even leased) will mean traffic gridlock. We are impacted by gridlock at the best of times in the high season, and now there's the 50 limit on the bends, it's completely unacceptable for those of us who commute to the city for work. Also, we get the residual traffic on this side now the council has neglected to undertake timely remedial road works on Whale Beach road. It's tedious and burdensome for all.

More retail - We do not need more retail in this strip on Palm Beach, it's characterised by high vacancy rates as it is. The shop top resi concept is merely a conduit to enable the developer, with no concern for the community, to push through higher yielding apartments. This covers their rent, not the retail below. There is zero consideration of the community needs or wants.

What the community actually needs is more retail on the Ocean road side.

Execution. How will this thing be traffic managed and built? I note the 1102 development (no current application but seeking for an area on the street front that will be cordoned off for the duration of the development for trucks etc, instead of being confined to the site as per the original approval - will the same be required here?) there isn't enough parking around the streets for the trades etc without one. We currently have the central coast tradies taking up the untimed spots. Does this mean residents will be faced with continued disruption all along this 40km strip?

Overall, I am extremely disappointed to see yet another proposal to change the area and feel of the Barrenjoey Road pocket, with a proposal that once again, flies in the face of all LEP and DCP requirements.

Having watched the genesis of the 1102 Barrenjoey Rd development, this represents just another taste of what is to come if Council don't draw a line in the sand. I urge council to get a planning committee together to put together a plan for this area, with some specific rules/ideals that ensure any further development is properly considered. We just ask you focus on the community and your own rules.

Or, residents may just have to deal with another building being bowled over under council's nose, without a construction certificate, faced with a huge pile of dust waiting to be built - or is that too close to home (1102)?

I am also disappointed about the timing of this submission, over the busy holiday period, where people were away and didn't have time to assess it.

Concerned and disappointed resident

