
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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To: DA Submission Mailbox
Subject: Online Submission

09/05/2022

MRS Angelina Zhmurovsky
23 Palm Beach RD
Palm Beach NSW 2108

RE: DA2022/0469 - 1102 Barrenjoey Road PALM BEACH NSW 2108

I am writing in regards to the proposed mixed development 1102 Barrenjoey Rd, Palm Beach.

We are one of the main properties behind and to the North East side of the site that will be extremely affected by this development.

Firstly, council have controls for a reason, and this development has breached one of your most important controls; the max development height of 8.5m above ground level. The views of the residents to the east and north-east of the developments have to be considered and the 8.5-meter limitation has to be enforced.

Secondly, units/apartments are not what Palm Beach is known for and the attractiveness of the area is diminished by addition of those. Understanding that this is a mixed commercial/residential development, and, as such, makes housing development impossible, the council should reject the high number of units/apartments proposed. Adding units/apartments to the area increases the risk and frequency of noisy weekend parties.

Thirdly, the proposed development site and the properties above (21A-B Palm Beach Road, 23 Palm Beach Road, Maddox development site) are in the "slip area" and will be severely affected by the excavation to the east and for the car park. The residents of those affected have objected to the developments of this nature for a long time. The council approving such excavations will have to look at their own liability now and in the future.

Regards,
Mrs Zhmurovsky