
From: Darren Yip [REDACTED]
Sent: Friday, 7 April 2023 8:54 PM
To: Council Northernbeaches Mailbox
Subject: Lot 11 DP 1207743 - Submission

RE: 1102 Barrenjoey Road PALM BEACH NSW 2108

I am writing to provide further feedback on the revised DA.

1. Building is far too Large

Despite the consistent feedback from the community the proposed structure remains far too large for the site. The building height is not appropriate and the sheer bulk and scale is not appropriate for the surrounding properties and street frontage.

2. The top level of the building should not be permitted. It is not necessary and is driven by the commercial interests of the property developer with no regard for the Palm Beach residents and community. The Council should take the community feedback seriously and question what value this proposed development does for the community.

3. The structure is far too close to the boundary of the lot. In addition the proposed development and construction will create huge instability to the steep gradient of the land on the boundary of the lot. The Building footprint does not need to encroach on the boundary so closely. Again the developer in pursuit of their commercial interest is grossly over developing the land site.

4. The proposed amenities associated with the building will create: Noise pollution, increased traffic and pedestrian risk, light pollution, heat pollution.

5. Zero attempt to offset or limit the impact for neighbouring properties. Privacy of neighbours is disregarded. How can the Council condone or consider this to be an equitable proposal for neighbours and the community.

Thank you,

Darren.

Thanks, Darren.