
From: Geoff Hassall
Sent: 1/02/2022 8:27:29 AM
To: Council Northernbeaches Mailbox
Subject: Fwd: 1105 Barrenjoey Rd./43 Iluka Rd. Da 2021/2362

Sent from my iPad

Begin forwarded message:

From: Geoff Hassall [REDACTED]
Date: 1 February 2022 at 8:20:24 am AEDT
To: council@northernbeaches.nsw.gov.au
Subject: Fwd: 1105 Barrenjoey Rd./43 Iluka Rd. Da 2021/2362

86-88 Iluka Road Palm Beach

Sent from my iPad

Begin forwarded message:

From: Virginia Milson [REDACTED]
Date: 31 January 2022 at 8:39:03 pm AEDT
To: Geoff Hassall [REDACTED]
Subject: 1105 Barrenjoey Rd./43 Iluka Rd. Da 2021/2362

Dear Madam/Sir, Re.Da 1105 Barrenjoey Rd. /43 Iluka Rd. Palm Beach Da 2021/2362

As a longstanding resident of Palm Beach who has been coming to the suburb for over seventy years I have a long standing and close connection to this suburb .I value its relaxed lifestyle, its simple neighbourhood /village like atmosphere with its vegetation, its wildlife, low level buildings and its grassed walkways.I am therefore very concerned by the proposal at the above address.

Bulk and Scale
Its bulk and scale is excessive

Height
Its height is inappropriate for the area being almost two metres above the present building and 2.5 metres above the allowable for the area .It will also result in the building dominating the streetscape and looking over nearby houses leading to loss of privacy for those living nearby in both Iluka Rd. and Barrenjoey Rd.

Building Footprint
It is proposed that the footprint would be significantly larger than the present building which would result in the building impinging

on the streetscape to a much greater extent than the present and would not conform with Council's setback requirements of 3.5metres. This nonconformance results in a more dominating building in the streetscape and with its proposed verandahs and living areas would result in a loss of privacy for nearby properties as they would be higher and closer to the street - and therefore easier to overlook neighbours.

Precedent

It will set a precedent for the area if allowed with many other developers believing they could adopt similar height and proportions to this building which would dramatically change the character of this special place. Another proposal further down the road across from the park has been rejected due to its excessive size.

Streetscape

The bulk, height and scale of the building will result in an imposing presence in the streetscape where it will intrude into the street rather than forming a contributing building in the whole presentation of all the buildings to the street. It will also be out of alignment with the other buildings as it is to be built forward of the present building line. This will also increase the bulk of the building in the street.

Traffic and Parking

The suburb of Palm Beach has one way to enter and leave as it is the end of the Barrenjoey Rd. The traffic is already congested at peak times of the day and year this development will further contribute to the congestion. The estimation of 3extra car trips added to morning and afternoon peak would appear to be grossly inadequate. The development must add to additional traffic gridlock at peak times and place extra pressure on parking in a suburb already dominated by parking pressure at peak times. There is no additional allocated car parking for the retail tenancies.

Conclusion

Palm Beach is a suburb that can only cope with limited development as a result of its physical situation. This development is excessive in its size and scale and does not conform to the character relaxed living, streetscape or particular characteristics of this place. The development is inappropriate for Palm Beach which is different from Avalon, Manly and some other beachside suburbs. I am opposed to this development and request that Council rejects this application.

Regards

Geoffrey Hassall OAM
Please acknowledge receipt of this email.

