

To whom it may concern,

We are the owners of 1100 Barrenjoey Road Palm Bach, and raise the following concerns and suggestions to Lot 3, 1110 Barrenjoey Road DA.

### Concerns

1. This seems a **sizeable and bulky development**. Given the proposal requests exemptions for almost all boundary limits, the size of the build area - which includes main home, pool, spa, cellar, lift, double garage, large deck and second residence - is **arguably too large and ambitious for the land area**.
2. We believe the architect has designed the homes and amenities in a way that is not sympathetic with the plot features. The design also suggests limited knowledge of the Spotted Gum protection controls in Pittwater. **Spotted Gums are an endangered ecological community, and we think the design can be more sympathetic to their retention**. For example, the deck is the same size as the main house, so space could be gained from transforming some of that into liveable space.
3. In the current proposal, we believe our **privacy and the amenity of our backyard and entertainment area will be affected** by this design, mostly the large deck, which will overlook the area. But also the proposal to build an elevated pool to within 0.9m of our boundary and well beyond the 2.5m required boundary set back. Hence, we request the design be scaled down, modified and set back accordingly.
4. From a public amenity perspective, as viewed from Pittwater Park and the Ferry, we are concerned that such a large, sprawling build, up the plot, coupled with the unnecessary loss of endangered trees, **could make the southern corner appear overdeveloped (see exhibit A)**. This is particularly the case when viewed in conjunction with the shop top residential development at Palm Beach Fish and Chips, which is seeking amendments, including pushing back further towards the southern boundary of 1110/3. The house on 1110/2 is a more appropriate size and design for the land area, with adequate room between it and the proposed development below, so as not to affect the public appeal of the area (see Middle in exhibit A overpage).

## Exhibit A



- **Northern corner** has Barrenjoey house at present with vacant land behind,
  - **Middle** will have half the shop top Residential and a single level home behind, with foliage on the perimeter retained,
  - **Southern corner** is the corner we are concerned about, proposed development would cover a large portion of that corner (with limited foliage between the two lots), and fewer trees behind, which we believe is an overdevelopment.
5. **The montage provided to council is misleading and highly inaccurate.** We feel the top part of the build will be far more bulky and visible than is displayed and note:
1. the trees slated for removal are still included (Exhibit B – Actual vs Montage) trees to be removed circled in red in Exhibit C.
  2. there seems inconsistency with tree placement (Exhibit C).
  3. Foliage appears far more dense than actual (Exhibit C).

See overleaf.



**Exhibit B**



**Actual taken April 15<sup>th</sup>, 2021**



**Montage**

**Exhibit C.  
Actual.**



**Trees to be  
removed/doc  
tored foliage**

**In summary, we would have fewer concerns with this development if it were more appropriately sized, as this would reduce some issues around endangered tree retention, bulkiness and overdevelopment, privacy, and loss of appeal from a public space.**