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28/01/2022

MR Edward Yates
1 / 1078 Barrenjoey RD
Palm Beach NSW 2108


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

Dear Sir,

I wish to object to the development on the following grounds.

The existing building is not old. It is in good condition and fit for purpose.

It has a good setback with landscaping that the whole community enjoy.

The trees and vegetation help soak up the traffic noise that is reflected off the building towards us.

This section of Barrenjoey Rd acts like an amphitheatre, bouncing the traffic noise straight into our bedroom windows. The proposed development would intensify this and I can imagine encourage the Harley Davidsons and numerous car club rev heads to 'let it rip' as they love hearing the sound of their own noise pollution.

The building will accommodate short term rentals instead of house proud and community minded long term residents.. This just means more noise from people who don't care, excessive rubbish and overflowing bins. This is the case now with the Iluka Apartments.

The proposed media rooms are just a ruse to enable the lack of car parking to go through. These rooms will be used for accomodation.

The building is to high and does not allow late afternoon sun to filter through like the current building that has gaps for a view and sunlight.

The much larger footprint of the proposal is out of character with the rest of the village and far to dominating.

This sort of development should not be allowed. It does not benefit anyone accept the developer, It will negatively impact the community.

Its prominent position and dominating size is out of scale and will be particularly detrimental to the immediate neighbours