
From: Jeremy Hassall
Sent: 1/02/2022 2:11:33 PM
To: Council Northernbeaches Mailbox
Cc: Andrew Hassall
Subject: DA 1105 Barrenjoey Rd. /43 Iluka Rd. Palm Beach DA 2021/2362
Attachments: 20220201135959921.pdf;

Dear Madam/Sir,

Pls find our response to DA 1105 Barrenjoey Rd. /43 Iluka Rd. Palm Beach DA 2021/2362

Regards

Jeremy Hassall
DIRECTOR

T: [REDACTED]

E: [REDACTED]

W: www.lorishassall.com.au

A: L15 799 Pacific Highway, PO Box 5133, Chatswood, Sydney, NSW, 1515

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Jeremy Hassall
DIRECTOR


[REDACTED]

E: jeremy@lorishassall.com.au

W: www.lorishassall.com.au W: www.hassalltrading.com.au

A: L15 799 Pacific Highway, PO Box 5133, Chatswood, Sydney, NSW, 1515



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Loris H. Hassall Pty Limited

EST 1926

A.B.N 15 000 201 409

Lv 15, Tower B
799 Pacific Hwy
Chatswood NSW 2067
Sydney NSW2067
Facsimile: (02) 9290 2560



Please address all:

P.O Box 5133
West Chatswood
NSW 1515

1st February 2022

Re. DA 1105 Barrenjoey Rd. /43 Iluka Rd. Palm Beach DA 2021/2362

Dear Madam/Sir,

As a longstanding resident of Palm Beach who has been coming to the suburb for over forty 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 and its wildlife and low-level buildings. I am therefore very concerned by the proposal at the above address.

We are not opposed to development, but it is the appropriateness of the development that is important in our neighbourhood. We believe this is not an appropriate development for Palm Beach.

This is because of the following:

Bulk and Scale

Its bulk and scale are excessive and not sympathetic to other developments nearby.

Height

Its height is inappropriate for the area being almost two meters above the present building and 2.5 meters 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

Our residence is located at 110 Iluka Rd. across the road from 43.

As it is proposed that the footprint would be significantly larger than the present building, we believe that this will result in the building impinging on our privacy and dominating this part of the street due to its excessive height and footprint. It would not conform with Council's setback requirements of 3.5 metres. This nonconformance results in a more dominating building in the streetscape and with its proposed verandahs and living areas would result in the occupants of the flats being able to peer into our property and see our comings and goings. The loss of privacy to our property would be considerable.

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. We note that 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 and higher. 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 3 extra 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. Iluka Rd. is regularly parked out in the summer; this will add to the parking congestion. There is no additional allocated car parking for the retail tenancies that will bring more demands for carparks on the street.

Conclusion

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

Yours Sincerely,



Jeremy Hassall
Director
Loris H Hassall Pty Ltd