
Sent: 27/06/2021 11:34:52 AM

Subject: ATTENTION: Jordan Davies, Development Assessment Northern Beaches Council
PO Box 82 ,Manly 1655

Regarding application number: Mod2021/0203-N0119/14

Address: Lot 11 DP 1207743 1102 Barrenjoey Rd PALM BEACH

Dear Sir,

I would like to raise my objection to the proposed development on these grounds-

- The proposed development of the Palm Beach Fish shop site is not consistent with Council's own guidelines for the Palm Beach locality which state ;

"The Palm Beach locality will remain primarily a low-density residential area with dwelling houses in maximum of two storeys in any one place in a landscaped setting,integrated with the landform and landscape"

" The design,scale and treatment of future development within the commercial centres will reflect a 'seaside-village' character through building design,signage and landscaping,with will reflect principles of good urban design.Landscaping will be incorporated into building design."

- The proposed development cannot be considered a 'seaside-village' character, but more in character with a Pittwater Road Dee Why shopping strip development. It is a 3-storey concrete and glass structure with only token landscaping – narrow gardens along each side with small planters at the front.
- The much loved and well preserved heritage building Barrenjoey House is dwarfed by this concrete and glass structure.
- When driving along Barrenjoey Rd heading north Barrenjoey House will no longer be visible.This alone will alter the whole look of the precinct which includes the Palm Beach Wharf and the beautiful norfolk pines.
- Should the substation for this building be allowed to be situated in the park considerable damage will occur to the roots of these trees.
- The modified building also breaches Council's height regulation; "Pursuant to clause 4.3 PLEP 2014 the height of any building on the land shall not exceed 8.5 metres above ground level (existing)". The proposed modification has the building exceeding this height.
- Rather than helping with the already congested traffic flow onto Barrenjoey Rd from the council carpark opposite, the underground garage of the proposal opens onto Barrenjoey Rd directly opposite the exit from the council carpark which will lead to an accident for sure.
- Palm Beach does not need more retail outlets when there are already vacant shops in the area.
- All residents know that businesses struggle be viable 12 months of the year as the majority of trade for any business is only for 4 months of the year when the summer draws crowds to the area.

Yours sincerely
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