
Sent: 2/07/2021 5:49:01 PM
Subject: Objection to Application Number: DA2021/0200

Dear Mr Davies, Planning Officer, Northern Beaches Council

I wish to strongly object to the Development Application DA2021/0200 for Lot 3, 1110 Barrenjoey Road, Palm Beach, and respectfully call on Northern Beaches Council to reject this application for the reasons set out below.

- This proposed development sets out an extremely large multi-level house with buildings and a footprint which encompass almost all of the available land size and block area.
- The significant bulk and scale of this proposal also appears to be up against required setbacks. This is completely out of scale with nearby and surrounding houses and will create significant visual impact from Barrenjoey Road, particularly from the immediate area around Pittwater Park, the Ferry Wharf and nearby historic Barrenjoey House, where this precinct has a large number of local residents and visitors who come to this area throughout the year.
- This sensitive area in Palm Beach has an Environmental E4 zoning for planning, which requires low impact residential development and the retention of vegetation as much as possible. This proposal calls for land clearing, significant excavation, removal of large boulders and the destruction of 11-12 mature trees including some which are protected species including spotted gums which would be more than 50 years old. The Geotechnical report also lists significant concerns for this steep site.
- I do not accept the photomontage as supplied in the DA documentation and believe this to be highly misleading regarding the true visual impact, should this over development proceed in its current form.
- Palm Beach and Pittwater more broadly has extensive native species and tree canopy throughout the area, and this development application completely disregards it's local site context.

In summary, Northern Beaches Council should completely reject this development application with a more appropriate, reduced and sensitive design which must comply with Environmental E4 zoning and planning requirements.

Doug Maher
Palm Beach