

Planning Department, Northern Beaches Council

Submission on 1112-1116 Barrenjoey Road, Palm Beach (DA 2023/1289)

This application is submitted as a modification to a DA passed in 2010. It should not be considered as a modification. It is a very different development, five storeys (plus parking below ground) with 7 apartments rather than 5, within a significantly larger building which would dwarf the heritage buildings near it, particularly Barrenjoey House (one hundred years old this year) but also Winten House. It should have been referred initially as requiring a new development application.

Such a development is totally inappropriate in this location. Pittwater LEP and DCP stress the need to preserve the atmosphere of a seaside village and the natural landscape of the area. This does neither.

I have many other objections. These are some:

- 1) The development is submitted as shop-top housing although the portion of the building allocated to commercial is less than is required and seems a 'token' part. It is not shop-top housing. It is an attempt to get an apartment block approved in Palm Beach which does not allow the building of apartments. It is an area of low density housing and low-key commerce providing essential local services. The height of the retail space would prohibit food preparation and since the two major developments which have closed down were both food outlets there is now no opportunity for similar businesses even though they are the most likely to succeed.
- 2) The height of the building does not comply with the 8.5m limit. The site is basically flat so does not qualify for the 10m allowance
- 3) Setback is minimal which adds to the bulk of the building and makes it more overwhelming. It has two significant heritage buildings near it so there are particular criteria for this and these are not met.
- 4) Vegetation would be minimal and far below what is needed in this location.
- 5) Considerable excavation is envisaged in an area which has always had a flooding problem.
- 6) Parking does not comply, a very serious problem in an area which is frequently overwhelmed with vehicles.
- 7) It requires moving a bus-stop even though its positioning was a result of considerable consultation being near the pedestrian crossing and the access path to the ferry.

This DA is located on one of the most significant sites for development in Palm Beach. It is the centre of local activity and where most visitors arrive. It would change the 'face' of Palm Beach and is not in the public interest being totally at variance with what has been prized for generations. This development should not be approved.

Rosemary Edgell Bush
19 Thyra Road, Palm Beach