
Sent: 9/06/2021 1:51:34 PM
Subject: Online Submission

09/06/2021

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RE: Mod2021/0203 - 1102 Barrenjoey Road PALM BEACH NSW 2108

This DA is completely unsympathetic to this iconic site. It is SO important to the Palm Beach & Pittwater community that there is beautiful & sympathetic architecture on this block.

This was such a great opportunity to build something truly iconic & in keeping with the low key coastal vibe - yet this DA insults everything that the community values? This is a concrete monolith with no architectural merit. It is using every centimetre to maximise the developer's profits. There is NO benefit to the community.

The bulk, height & scale of this DA are all inappropriately oversized for the site. There must be full compliance across ALL controls. The set backs are not nearly generous enough. There are none of the materials in this build ie wood and stone, muted colours, that the community looks for in the local architecture to help it blend in to the surrounding bush.

It is adjacent to Barrenjoey House, a Heritage listed site, and in no way compliments or blends with it or any of the surrounding buildings.

There will be a terrible precedent set if this DA is approved. It sets up poor design principles for any future builds in the area.

This site is one of the first things residents and tourists see as they approach the popular PB Wharf area. This looming concrete block is NOT what people should be focussing on - it should be the natural beauty of the bush and water.

The amenity of the local residents will be severely impacted. The number of cars entering and exiting and requiring parking will heavily impact the smooth flow of traffic on the street. People living or staying in the building will find it easier to park across the road in the public parking bays, than entering the building's basement carpark. Thereby taking up the limited public spaces.

There also seems to be very little in the way of landscaping or endemic canopy trees to be planted on site. These need to be increased significantly to again help it blend with the surrounds.

Please significantly reduce the size, bulk, scale, height and increase the setbacks - and introduce more sympathetic materials into the structure to help it blend with the bush & water surrounds. Also increase plantings.

It is so important to send a message to future developers, that this poor design will not be supported by NBC. As always this is about maximising developers profits at the expense of good design and the community's amenity. Please reject this DA.