
Sent: 4/06/2021 2:15:28 PM
Subject: Online Submission

04/06/2021

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

I am the owner of the property behind the proposed development. I will be engaging a town planner to provide more feedback. However my initial concerns are:

1. The proposed development is immense in size and scale relative to the adjacent existing dwellings. In fact the proposal dwarfs the iconic and heritage Barrenjoey House. Overall the development overwhelms the surrounding dwellings in the area.
2. The entire top level of the proposal should not be approved which would help to alleviate the concerns in respect of the size and scale of the development.
3. As currently proposed the terraces on the rear of the dwelling present serious privacy and noise impact to my property. Steps must be taken to reduce the impact of noise and loss of privacy - screening and landscape solutions must be used to rectify these issues.
4. If the proposed top level of the development is accepted then steps must be taken to resolve the visual impact of the entire roof and skylights. The sheer height and scale of the roof design presents concerns in relation to noise, privacy and heat reflection.
5. A development of this immense size will present an adverse impact to the local community. The quiet beach side community and natural environment will be impacted if this development proceeds. The proposed development is better suited in a more commercial, big scale and heavily populated beach communities.