
Sent: 28/06/2021 2:10:50 PM
Subject: Submission for DA2021/0200

Dear Mr Davies,

I would like to submit an objection to Development Application DA2021/0200 for 1110 Lot 3 Barrenjoey Road Palm Beach.

I believe the dwelling/s' should be designed to fit within the setback controls for the site in question. The proposed design breaches the set-back controls on all four sides of the property. This is a large site of over 1,100 square metres; there is no need to design so many buildings/Pavilions on the site that result in simultaneous breaches of the controls on all sides of the site.

The design should be scaled back to adhere to the set-backs on all sides.

It is also proposed that 11-12 mature trees are to be destroyed/eliminated to allow for the applied design; 7 or 8 of those being protected species (Spotted Gums, Cheese Trees). These trees have a mature canopy and are particularly attractive from Pittwater Park, the Palm Beach Ferry Wharf and Pittwater waterway itself. The post construction photomontage included in the application documents is extremely misleading as it montages most of the trees (and particularly their canopy) that are proposed to be destroyed to accommodate the proposed design (including immediately to be removed date palms; and while they are exempt the photomontage clearly shows their significant canopy/foliage is 'retained' which appears to be a clear attempt to mislead the viewer as opposed to an error). I believe the photomontage is simply inaccurate.

The Biodiversity report says these to be destroyed trees are between 50 and 100 years old. Pittwater residents, visitors and wildlife should not have to wait for 50 to 100 years for the canopy of the to be planted trees to attempt to put the site in a position (a requirement as per the report) where the "Local Occurrence and floristic integrity of the vegetation remains unchanged". A redesign should instead be sought.

The most significant breaches of set-backs for the proposed design coincide with the most significant loss of protected mature trees in the South-Eastern quadrant of the site where it is proposed that 'the South-Eastern pavilion' (as termed in the Statement of Environmental Effects) be erected. This Pavilion in the South-Eastern corner of the site should simply be deleted from the design. It appears that these living spaces can be incorporated into the rear of 'North-Eastern pavilion and still fit within the 8.5m height plane. Alternatively if the amassed desired design cannot fit within the set-backs and height planes of the controls then there should not be a second residence on the site and instead this second dwelling building should be part of the main residence (which architecturally and building wise seems imminently achievable); thus giving the residence's inhabitants the living spaces they desire.

These design changes will also most likely mean that the "sewer main running across the upper part of the site" would no longer need to be relocated as it only traverses the site in a small portion of the South East corner of the site.

I am also deeply concerned about the Geotechnical report which points out numerous and significant risks of boulder slides/topples under the proposed excavation plans and the likely loss of life if this occurs due to excavation works. I believe the dwelling should be built around the boulders as has been the case with the new adjacent property at Lot 2 1110 Barrenjoey Road. The Geotechnical report clearly states that the "risk to life and property are unacceptable".

In conclusion, in its current form, this development application should be refused.

Kind Regards,

Nicholas Sproats