
From: Sophie Moore
Sent: 8/02/2022 2:03:49 PM
To: Council Northernbeaches Mailbox
Subject: Objection to DA2021/2362
Attachments: Objection to DA20212362.pdf;

Attn: Adam Mitchell

Dear Adam

Please find our Objection Submission to DA2021/2362 1105 Barrenjoey Road & 43 Iluka Road Palm Beach attached.

Regards

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Sophie Moore
Director & Nominated Architect # 8134

TWAITS & MOORE PTY LTD
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07/02/22

14 Thomson Street
Darlinghurst NSW 2010**Objection Submission to DA2021/2362 1105 Barrenjoey Road & 43 Iluka Road Palm Beach**

Attn: Adam Mitchell

Submission by:

Sophie Moore BSc(Arch), BArch
Director & Nominated Architect # 8134
Twaiats & Moore Pty Ltd

My husband and I are the owners of 13/39 Iluka Road Palm Beach. Our property forms part of the Iluka Resort building. Our apartment is on the north east side of the building. It will be directly affected by the proposed development at 1105 Barrenjoey Road/43 Iluka Road. Our objections are based on the following:

1. inappropriate bulk and scale for the site and area
2. exceeding the height limit
3. solar access loss
4. view loss
5. excavation
6. misrepresentation of the facts

We feel that the overall bulk and scale of the proposal is inappropriate for the site and also the local area. It will adversely effect the beautiful the small scale, "village" atmosphere that draws people to the area in the first place. Palm Beach is known as a sleepy little village with low rise holiday homes and local shops. Our family have owned property in the area for 80 years. We love Pittwater and Palm Beach because of their laid back, local beachside character. This over development risks to ruin the area's charm and beauty whilst also opening the floodgates for more, similarly inappropriate developments in the future.

The height limit is exceeded by more than 2 metres. This is an unnecessary over development of the site. Our building, is 3 storeys but the 3rd level is cleverly incorporated in the roof space so as to give the illusion that the building is only 2 storeys. This therefore reduces the overall bulk of the development overall.

We are concerned that our apartment will be directly affected by the lack of sufficient set back on the boundary. We believe that sunlight and privacy to our living spaces and bedroom will be seriously affected and question whether we would get our minimum sunlight per day. We would like to see Shadow diagrams to demonstrate how the proposed development will affect us and our neighbours on the northern side of 39 Iluka Road. The proposal will create a tunnel like effect down our northern boundary which clearly gives little, to no consideration to the adverse effects of such a development on the Iluka Resort apartments.

View loss is another major concern. The apartment above us will lose significant water views as will the apartment next to it which faces Iluka Road. Our view will be essentially tunnel vision down a narrow west facing corridor with zero views to the north.

The large amount of excavation & proposed basement carparking may have significant impacts on Iluka Resort, as noted in the geotechnical report. This needs to be seriously considered by Council.

We believe that the proposal is a dishonest representation of what will ultimately be built. The plans show grossly oversized 1 x bedroom apartments with 2 x bathrooms and a media room in each. It's pretty obvious that the intention is to, in fact, market them down the track as 2 x bedroom apartments. This goes against the requirement of Council to provide a certain number of 1 x bedroom apartments to be used as short-term rentals to assist the local economy with tourist visitors. Our apartment relies solely on this trade for income and they are in high demand all year round, hence Council's requirement for them as part of granting approval. It's a great initiative that should be encouraged/enforced!

Whilst it may not be possible to stop the apartments being sold or rented out as 2 x bedders down the track, it does bring up the question of whether sufficient infrastructure has been provided to support these larger apartments e.g.: car parking, traffic and waste management. It also makes us wonder what else is being attempted to be slipped under the approval radar, so to speak.

We believe the cost of works is wildly underestimated. We can not see any submissions from a Quantity Surveyor or even a qualified person (builder, architect, engineer) to support the cost estimate. It is another example of what appears to be a dishonest submission of what is really being proposed.

These points combine to give us little faith in any of the other claims in the SEE and other supporting documents.

We have grave fears for what adverse effects this development will have on our apartment, Iluka Resorts, our neighbours surrounding us and the community in general.

Thank you for taking the time to consider our objection.

Regards

Sophie Moore BSc(Arch), BArch
Director & Nominated Architect # 8134
TwaiTs & Moore Pty Ltd