
From: Geoff Hodgkinson
Sent: 1/02/2022 7:50:42 PM
To: Council Northernbeaches Mailbox
Subject: Submission re DA2021/2362

Dear Sir

We wish to object strongly to the proposed application in that it does not comply with the Pittwater DCP and is generally is too large in bulk and scale for the location. We note the following in support of our view:

- The key change to the site is the frontage to Barrenjoey Rd. Figure 4 in the Statement of Environmental Effects shows a picture of the adjacent property NOT the subject site. This downplays the impact of the proposal in removal of existing trees and fails to show the softening impact of the current set back.
- The proposal exceeds the 8.5m height limit substantially. This is not a minimal amount. It's over 2.5m above the 8.5m limit for much of the site. It is significantly larger than the adjacent building in bulk and scale. The approval of DA's with heights well above the 8.5 limit has become the current norm. Some applications now don't even show the 8.5m line but only show a 10m height. Council and those involved in the approval process need to revert to requiring greater compliance to the 8.5m.
- The proposal also does not comply with the required set backs. This should be insisted on as the overall proposal significantly reduces the space and access at ground level. This is to the detriment of the community, and general access in and around the development.
- There is a significant reduction in the greening and overall impact on the environment in view of the extension of the development application to the maximum. The drawing of green on the plans is just that - this is a development covering the total site there is no greening other than the public footpaths.
- The overall site coverage is much greater than the adjacent development and the setback is less than the adjacent development.
- The resultant outcome creates substantially more accommodation which will have a significant impact on local parking and access. Minimal parking is provided but no visitor parking.

Council needs to ensure compliance with the DCP requirements and STOP the current creep in approvals where they are increasingly exceeding the requirements. The impact of this application if they are allowed to exceed to the extent proposed is a development which is inconsistent with the essence of Palm Beach.

There would be one exception to this which in my view would permit some consideration for approval beyond the DCP requirements. That is the additional units would be permitted, provided that the one bedroom "serviced" units were made available for affordable housing sold to qualified purchasers at a discount to market.

Yours Faithfully

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