
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 2/02/2022 1:30:56 PM
To: DA Submission Mailbox
Subject: Online Submission

02/02/2022

MR Philip Quirk
3 Woorak RD
Palm Beach NSW 2108

RE: DA2021/2362 - 1 / 1105 Barrenjoey Road PALM BEACH NSW 2108

DA2021/2362

Re the proposed development of 1105 Barrenjoey Rd & 42 Iluka Rd Palm Beach

Dear Sir/Madam,

I write to express my concern and objection to the proposed development DA2021/2362 at 1105 Barrenjoey Road Palm.

The building height exceeds building height development standard prescribed by the LEP. It is an unacceptable overdevelopment and will change the look of our streetscape with less trees and encroachment of the building, shops and residences towards the sidewalks. It is completely out of character with the desired low-rise, low-density beach suburb, Palm Beach.

I understand there will be basement parking for 31 vehicles including 3 visitor spaces. I mention this because the DA suggests media rooms not bedrooms will fill the needs of buyers and or renters. Obviously, this reduces the number of car spaces required by Council in the underground car park. Very convenient for the developer but everyone in our community knows that holiday makers and visiting owners need beds first and foremost to accommodate family or friends visiting at any time of the year.

Traffic movements are becoming a huge issue on the Palm Beach Peninsula with one road in and out. This proposed DA will increase the number of vehicles using local and commuter roads substantially. I urge Council to look at the traffic flow and current parking availability in the 3 streets around this proposed DA. I'm including Nabilla Road because it is used as a rat run exit road from Iluka Road out of the village. As an extended stay parking area for holiday makers and weekenders, Nabilla Road is already full as is the parking availability surrounding the proposed development.

We don't need to allow the another Manly or Noosa styled development at Palm Beach. Even our much-loved Avalon town centre has not succumbed to such overdevelopment.

When you add the recently rejected Fish & Chip shop development with 6 retail shops and now another 5 included in this DA at 1105 Barrenjoey Rd. The proposed retail spaces are folly. They will remain vacant for months because the capacity for retail in Palm Beach is very limited. The only opportunity to make a real living for retailers is during the holiday months, including Christmas New Year (1 month) Easter (1-2 weeks) school holidays (approximately 30 + days) and one off long weekends and Anzac Day. It doesn't add up too much retailing,

approximately 3 to 4 months. We don't need empty shops and we see this all the time in Palm Beach.

Please consider the ambience and environment of a special village, one of the very few left in greater Sydney and reject this proposal.

Yours Sincerely Phil Quirk
3 Woorak Rd also known as 1 Nabilla Road
Palm Beach 2108