

## SUBMISSION ON 1110 BARRENJOEY ROAD, PALM BEACH

The DA 2021/0200 sets out plans for a very large house which spreads over almost all of the 1149 sqm site infringing the required setbacks. On such a large block it is surely possible to design a comfortable, spacious house without contravening planning regulations and overwhelming neighbouring properties. It requires many of the wonderful old trees, some getting to 100 years old, to be removed and makes a mockery of the photograph included which shows a discreet house shielded by trees. If that were the case it would fit into its surroundings but the reality is a very large house with the tree canopy removed. One of the main appeals of Palm Beach is that it has extensive greenery beside the water and this design pays scant regard to its outstanding location.

This is not an appropriate design. It is more suited to a high density site rather than one within an Environmental E4 zoning which requires low impact residential development and the retention of vegetation. This kind of development has the potential to undermine the value of properties in this historic and significant area by destroying some of the features which make it attractive and desirable. It should be refused.

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Palm Beach