
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 8/10/2023 12:26:00 PM
To: DA Submission Mailbox
Subject: TRIMMED Online Submission

08/10/2023

MS Linda Jansen
4 Mariposa Road RD
Bilgola Plateau NSW 2107
[REDACTED]

RE: DA2023/1289 1112 1116 Barrenjoey Road PALM BEACH NSW 2108

Hello

I am very concerned about this proposed development.

Not only is it oversized for its location but it is in breach of so many planning and environmental Acts / legislation (see below).

These developers really have a nerve as the legislation is very clear. I assume they are 'going big' so that any slightly scaled down version of this monstrosity will be a win for them

The breaches of main controls are

- Breach of height control of 8.5m without clause 4.6 height variation.
Breach of Palm Beach Locality statement which calls for 2 storey buildings (this is 5 stories) and a "seaside village feel".
- Breach of front and side setback controls
- Car spots proposed 22 vs the control of 29 in a very busy location with limited parking
Not sympathetic to the heritage items Barrenjoey House and Winten House
- Landscaping cover is less than 60% cover, which isn't sufficient

And the relevant breaches of legislation are:

1. Pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposed development is inconsistent with the provisions of Clause 4.3 Building Height of the Pittwater Local Environmental Plan 2014 as it is not considered to be compatible with the height and scale of surrounding development and does not minimise the adverse visual impact of development on the natural environment and heritage items.
- 2 Pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposed development is inconsistent with the provisions of Clause 5.10 Heritage Conservation of the Pittwater Local Environmental Plan 2014
3. Pursuant to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979 the proposal is inconsistent with Part D12 (Palm Beach locality) of the Pittwater 21 DCP
4. Pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979 the proposal is not considered to satisfactorily meet the relevant Design Quality Principles of SEPP 65.

Thank you