
Sent: 28/06/2021 12:58:41 PM
Subject: proposed development of Palm Beach Fish Shop

TO:

Jordan Davies
Development Assessment
Northern Beaches Council
PO Box 82
Manly NSW 1655

Regarding application number:
Mod2021/0203-N0119/14
Address: Lot 11 DP 1207743 1102 Barrenjoey Rd PALM BEACH

Dear Mr Davies,

I would like to raise my objections to the proposed development of 1102 Barrenjoey Rd, Palm Beach.

Fundamentally, this retail/residential development is not consistent with the Northern Beaches Council's own guidelines for the Palm Beach locality which state that "**The Palm Beach locality will remain primarily a low-density residential area with dwelling houses in maximum of two storeys in any one place in a landscaped setting, integrated with the landform and landscape**"

" The design, scale and treatment of future development within the commercial centres will reflect a 'seaside-village' character through building design, signage and landscaping, with will reflect principles of good urban design. Landscaping will be incorporated into building design."

These guidelines are not random – they are well thought out and created with significant consideration to both maintain and progress the local communities – progress is important but as history will demonstrate it must be strategic and the local community should be consulted and considered.

Below are some points that pertain to my concerns about the proposed development.

- I am bemused by the 3 storey concrete and glass structure fitting into a 'seaside village character' – the contribution to landscaping – narrow gardens and small planters at the front. This is tokenism at its best – clearly incorporated so a box can be ticked – and not ticked well.
- Relating to the above point Council does have a height regulation of 8.5 metres above ground level – the proposed modification has the building exceeding this height.
- If the substation is moved to the park (taking away community land/parking) it is inevitable that the roots of the Norfolk Pines will be damaged – what does this mean for the trees and the whole treescape – for consideration of the environment and the loss of community land?
- And what does this mean for Barrenjoey House – an integral part of the fabric of Palm Beach and it is heritage listed. It will be dwarfed by the concrete and glass structure that does not reflect the seaside character.
- Similarly, when driving north Barrenjoey House will no longer be visible – it will change the vista of the precinct which includes the Palm Beach Wharf and the aforementioned Norfolk Pines.
- The inevitable confusion created by the underground car park which will open onto Barrenjoey Rd directly opposite the council car park will result in accidents and already complicated and congested traffic flow.

- The turnover of retail premises in that area of Barrenjoey Rd is already high and often shopfronts are vacant. The viability of new retail outlets is questionable as the majority of trade is only for 4 months of the year with the summer holiday period.

Thank you for the opportunity to provide feedback and your consideration of my views. Because of the critical nature of this development application for the future for complete transparency I am cc'ing organisations and individuals into this email who in many ways are our guardians/voices and representatives.

Kind regards,

Harriet Street
932 Barrenjoey Rd
Palm Beach NSW 2108