
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 6/02/2022 9:02:59 PM
To: DA Submission Mailbox
Subject: Online Submission

06/02/2022

MR George Moskos
9 / 39 Iluka RD
Palm Beach NSW 2108

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

DA DA2021/2362

ADDRESS - 1105 BARRENJOEY ROAD AND 43 ILUKA ROAD PALM BEACH

Dear Sir,

I am writing to you as a concerned owner of Unit 5/39 Iluka rd Palm Beach on property that is located directly adjacent to and to the south of, the subject site.

My Apartment and most others in our building are used as Serviced Apartments together with some ground floor retail and commercial uses.

The demolition of the existing structure @ 1105 Barrenjoey Rd on the subject site and its intended replacement seems a significantly larger structure with substantially reduce setbacks to both street frontages and an unecessary excessive height increase

The proposal raises a number of issues as follows -

Council has consistently advised that the entire ground floor area of a Shop Top Housing development must comprise commercial and/or retail uses in order to satisfy the definition under the PLE P 2014.

With this proposed development it does not seem to be the case and has both commercial and residential on the ground floor

As an owner of an apartment in 39 Iluka rd we are limited to Serviced Apartment only due to Apartments being on the ground floor. The Proposed Development is asking for a similar serviced apartment on the ground floor with the ability to have long term tennants or full time owner residents. Something that is not permissible in our building.

(Plan DA101), It would seem as to the councils own rules that such a development is not permissible as it doesn't satisfy the councils defination of Shop Top housing

Points of Impact of this development to my property

The proposal, has a significantly larger footprint on both the Barrenjoey and Iluka rd side the increased height and size has a major impact to the building aesthetic's and takes away solar significance

As my Apartment is used as a Serviced Apartment with no Long Term Tennants Permitted by Council I am very much concerned over the construction and its duration

A comprehensive Construction Management Plan such as this must be in the hands of Council, not a certifying authority.

As my property is used for Serviced Apartment's and if their is not a decent Construction Management Plan my property will be impacted thru less Parking, Noise, and general street appeal will diminish and will have a significant monetary impact on my Serviced Apartment income

During the construction faze I am also concerned with the excavation of the property. We have seen in recent years many property's that have been constructed that have had major impacts of the adjoining property's whilst excavating.

As an owner of the adjoining property when excavation takes place will someone from council ensure that there is no damage to our existing building and foundations that are currently in good order.

I hope the council takes on board my issues with the proposed development as valid ones.

Kind Regards
George Moskos