
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 16/01/2022 12:51:55 PM
To: DA Submission Mailbox
Subject: Online Submission

16/01/2022

MRS Jane Grover
37 Iluka RD
Palm Beach NSW 2108

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

RE: DA 2021/2362
1 / 1105 Barrenjoey Road PALM BEACH NSW 2108

Attention: Mr Adam Mitchell

Thank you for notifying surrounding residents of the proposed development.
I am the owner of the residential home at 37 Iluka Rd, Palm Beach.

The subject site is zoned B2 Local Centre under the LEP, and there is no reason, unique or otherwise why a fully compliant solution to LEP and DCP controls cannot be designed on the site.

Our main concerns are:

Height and bulk of the development.

Building Height 10.96m proposed v 8.5m control [28.9% non-compliance]

Front Setback 1.0m proposed v 3.5m control [350% non-compliance]

The proposed development represents an overdevelopment of the site and an unbalanced range of amenity impacts that result in adverse impacts on our property.

Traffic.

Particularly the impact of increased traffic and parking requirements, these should be realistically addressed. The current traffic study attached to the DA is not realistic. The existing needs of current residents, retail space owners and customers, plus visitors to the area that often use Iluka Rd as an un-metered parking space, for visits to local restaurants, day trips on the ferry or whilst using their boats moored in front of Snappers Beach - often for consecutive days at a time, means the parking for existing residents is already stretched and in peak times not sufficient. We also have concerns about the design of the basement parking, providing a single lane traffic road in and out of the building. If a holding bay is required in the basement while cars wait for cars entering, then that means traffic will have to stop and wait, blocking Iluka Rd, while cars are leaving. We strongly object to this design and ask that the driveway access be reconsidered - possibly with two lanes or an alternative entry and exit point to ease traffic flow. Entry could be from Barrenjoey Rd and exit from the north east end of Iluka Rd, rather than both in the middle of our residential street. This is an issue the current traffic report did not address.

Streetscape and Landscaping.

We are also objecting because the proposed DA has a poor impact on the amenity of our property, and the urban design outcomes within the streetscape, and this is caused by the DA being non-compliant to controls. The form and massing of the proposal does not appropriately respond to the low density character of the surrounding locality. The loss of existing mature trees, plus the landscape component of the proposal is unacceptable due to the significant impacts of proposed works on trees to be retained, as well as insufficient canopy trees proposed to compensate for the scale of the development.

Noise, Privacy, Waste.

Noise levels and privacy are also a concern - we know first hand the noise generated from the existing apartments next door to us at 39-41 Iluka Rd, particularly in the warmer months. Lack of privacy to our home with balconies that are not screened and look into our property, this is something we don't want our neighbouring residents to have to also live with.

Unfortunately, the provision of holiday rental apartments in a low density, residential road, such as Iluka Rd, results in a steady flow of visitors who have no real concern for the increased noise, traffic and waste they create whilst on their temporary stay. It is not unusual in the summer months to see the bins on the street overflowing, after the visitors check out from their stay. Therefore, further holiday rental one bed apartments and another eight, three bed apartments in the proposed development, will ONLY exacerbate the current issue. I highlight here that currently there are only four apartments on the existing site, most with permanent residents, all with two to four off street garaging and parking spaces provided per apartment. We strongly object to the existing DA plans for the site and ask the council to refuse it.

Thank you

Jane Grover