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To: DA Submission Mailbox
Subject: Online Submission

03/10/2022

MR Darren Yip
73 Kenneth ST
Longueville NSW 2066

RE: DA2022/0469 - 1102 Barrenjoey Road PALM BEACH NSW 2108

My property is directly behind the proposed site. I have raised several issues on the last few DA submission However there are issues that remain with current proposal:

1) Whilst the appearance and aesthetics of the current proposal have improved. Despite the detailed report commissioned to address the height of the building, the fact remains this proposed structure is TOO HIGH . It dwarfs the heritage Barrenjoey House building.

This needs to be addressed for the concerns we raised concerning the size, scale and overshadowing of adjacent buildings including the historic Barrenjoey House.

The proposed height and scale is unnecessary and driven by the owners & developers profitability with no concern for surrounding residents nor the Palm Beach Community. The quaint village feel of Palm Beach must be retained and monstrous Surfers Paradise developments should not be approved by the NB Council.

2) Similar to the last submission. The rear of the building houses a commercial Kitchen Exhaust Riser and Services area. This is a major concern in respect of the noise, air and heat pollution that this will generate and directly impact our premises. This needs to be addressed to minimise the impact to our quality of life.

3) There has been zero consultation or discussion between the owner and developers in relation to the proposed development. The size, scale and commercial nature of the proposed development is such that surely there would be some offline engagement with adjacent residents. This lack of interaction and information displays a lack of regard for local residents and the Palm Beach community. A development purely driven by profitability. The NB Council must act in the best interests of the community and not just the commercial pursuits of large developers.

4) Overall the proposed structure fails to protect the privacy and spillover impacts to adjacent residents e.g. noise, air, heat pollution. There is limited screening, landscaping and other mitigants employed to address these issues. The setback to the rear of the building is FAR TOO CLOSE to the boundary. As raised last time the steep embankment on the perimeter of the boundary is already unstable.

5) The minimal attempt to create a "green" garden on the top of the building needs to be addressed by NB Council. A few planter boxes will be insufficient to provide any privacy nor soften the impact of the immense structure of the building. The lack of any care or effort in this proposed changes just displays the efforts of the developer to "tick the box" and push their plans through Council. No regard, respect has been considered at all to the Palm Beach Community and residents.