
Sent: 8/08/2021 3:50:01 PM

Subject: MOD 2021/0203 1102 BARRENJOEY RD , PALM BEACH

MOD 2021/0203

Although outside our normal area of activity this proposal is in such an important , significant public area we feel obliged to contribute to concerns being expressed about the impact it would have .

1. DESIRED CHARACTER

The desired character statement for this area states that " Design , scale and treatment of future development within the commercial area will reflect a seaside village character through building design , signage and landscaping---".

The proposed design and scale is seen as totally incompatible with a Pittwater seaside village . It might be appropriate in some parts of Sydney but has no place in one of our iconic seaside villages.

2. PROPOSED HEIGHT

The proposed height exceeds the 8.5 metre limit by some 29% . This is not some trivial breach but enough to accommodate an additional floor !! Such a breach would be unheard of in the current Northern Beaches area.

It cannot be justified by providing increased internal floor to floor heights---all developers would like to do that but are required [eg Avalon Beach village] to work within and comply with the total height limit.

The resulting building would totally overwhelm the area , including the adjoining heritage listed Barrenjoey House , and be completely out-of-scale.

If built It would earn a reputation similar to the even more excessive RSL/Mantra building in Ettalong as something completely inappropriate which " should not have been

allowed to happen".

3. PARKING

The proposal is short by seven on-site parking spaces and states they can "park on street ". Local knowledge is clear that this is not valid and is not acceptable.

4. DOCUMENTS LODGED

Council's website refers to an Application received on 17 May 2021 which does not appear to be available.

The Statement of Environmental Effects does not substitute.

5. NEW DA

We have the original consent on file [13 November 2014] and support the many respondents challenging the validity of the new proposal as being just a modification of a DA approved seven years ago by a different consent authority when the differences are so extensive----including 50% more residential units , increased height and increased length.

We note the Northern Beaches Design and Sustainability Advisory Panel clearly recommended that a redesign and new DA are required and we strongly support this conclusion.

Peter Mayman
President

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