
From: Ken Brown
Sent: 21/01/2022 3:47:19 PM
To: Council Northernbeaches Mailbox
Subject: DA 2021/2362, 1105 Barrenjoey Road, Palm Beach.

To the Assessing Officer,

I live diagonally opposite the proposed development and wish to object to this on the following grounds:

1. the size of the building is completely out of context with the local area.
2. removal of trees and the building of the property closer to Barrenjoey and Iluka roads will remove altogether the village atmosphere that currently exists.
3. the height of the building exceeds the current council regulations.
4. in reading the application doubt exist as to what is a media room and/or a bedroom, negating the need to provide compliant parking facilities.
Parking and traffic flow in this area of Palm Beach is always an issue, be it summer or winter.
5. I am not a builder or quantity surveyor, but a build figure of approx. \$6.1million seems light for a project of this nature.
6. The concept of increasing and promoting retail on the site can only increase parking pressure as there is very little foot traffic in the area.
- 7.Noise is also of concern from certain types of retail business which choose to operate till late in the evening.
Additional holiday units will also increase noise and disturbances levels in area.

Ken and Robyn Brown.

Unit 9,

1070-1076 Barrenjoey Road,

Palm Beach, NSW 2108