
From: Frank [REDACTED]
Sent: Saturday, 1 April 2023 4:31 PM
To: Council Northernbeaches Mailbox
Subject: Fwd: Submission to NBCPP - DA2022/0469
Attachments: Submission to DA2022-0469 1 April 2023.pdf

Dear Planning Panel Members,

Please find attached my submission to DA2022/0469.

Kind regards,
Frank Peylaire

[REDACTED]
101 Bungan Head Rd, Newport NSW 2106

1 April 2023

Northern Beaches Local Planning Panel
Attention Panel Members

Dear Panel Members,

SUBMISSION TO DA 2022/0469 NO. 1102 BARRENJOEY ROAD,
PALM BEACH CONSTRUCTION OF SHOP TOP HOUSING

As a resident of Pittwater regularly enjoying this Barrenjoey location with my relatives either as a destination or the starting point to visit Palm Beach and the broader Pittwater region, I would like to strongly oppose to the proposed development DA2022/0469 for the following reasons:

1. The development scale and commercial intent are massively out of proportion for this cherished beautiful area:
 - The bulkiness, architecture design and height of the building will overtop, distort and harm the existing residential character and heritage value of the location.
 - The commercial scale of the project is economically unjustified. Its unproven viability will require aggressive competition and marketing practices to survive, let alone to thrive. Impact on local businesses, including casual markets will be disastrous.
2. Engineering studies provided so far are insufficient to demonstrate that the construction will be safe, compliant and will not impact the environment in the long term. Studies do not provide sufficient contingencies and assurances for the whole area in particular:
 - Geotechnical investigations are insufficient to guarantee there will be no structural impact to the Palm Beach landscape which needs to be assessed as an integrated environment.
 - Flooding and bushfire risks are real threats in Palm Beach in general and in the area of the proposed development in particular. Investigations provided do not consider the overall impact of the development which does not comply with the most elementary planning rules of Pittwater.
3. Impact on transport and traffic will be catastrophic. Notwithstanding the parking shortfall and construction nuisance already raised by the Council, once in operation, the commercial development will generate an overwhelming increase in traffic at a location where traffic jam is already a well-known severe issue. Barrenjoey road is notorious for its multi km long traffic jams both during WE and week days. Even if not envisaged today, in the long run the development will create the need to widen the road, intersections and parking facilities with inevitable additional stress on the area, its environment and its residents,

I urge the Panel Members to reject this application and remain at your disposal to discuss further.

Regards,

Frank Peylaire