
Sent: 7/02/2022 2:02:33 PM

Subject: DA2021/2362 - Property 1105 Barrenjoey Road and 43 Iluka Road Palm Beach

ATTN Adam Mitchell

Dear Sir,

We act for Stelmar Pty Ltd the owner of 20/39 Iluka Road Palm Beach and are instructed to make the following comments on behalf of our client in respect of the above Development Application referred to in your letter of 21 December 2021.

This proposed development application is clearly an overdevelopment of the site and is not in keeping with the character of the surrounding developments and certainly not in keeping with Council's objectives for the Palm Beach peninsula.

The adjoining property at 39 Iluka Road Palm Beach in which my client is an owner of Lot 20 is an approved development comprising ground floor retail and commercial uses and serviced apartments.

The proposed development should be refused for a number of reasons and most importantly for the following:

1. Inadequate setbacks to street frontage.
2. Insufficient car parking.
3. Excessive height breaches.
4. Increased traffic concerns.
5. Overshadowing to be caused to 39 Iluka Road property.
6. View losses to some units in 39 Iluka Road.
7. Increased noise from motor vehicles, increased short term occupiers and increased retail outlets detracting from the Palm Beach village atmosphere which Council has fought hard to preserve.

The existing development at 1105 is clearly more suitable and appropriate in this location and a greater development as envisaged in this development application should not be entertained purely because it may lead to greater profits at the expense and detriment of the area and existing residents.

It is a common practice of developers to lodge outrageous development applications such as this one full well knowing that it will be refused in the knowledge that they may be able, with an amended development application, obtain approval to a lesser development but which clearly also does not comply. No doubt Council is aware of this practice and will not be fooled or hoodwinked by this practice.

Thank you for allowing my client the opportunity to express its views in relation to this development application.

Regards,

Mark Conomos

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