
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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To: DA Submission Mailbox
Subject: TRIMMED Online Submission

23/10/2023

MR Robert Mackinnon
16 Norma RD
Palm Beach NSW NSW 2108

RE: DA2023/1289 1112 1116 Barrenjoey Road PALM BEACH NSW 2108

I write as a permanent resident of the area with a connection to Palm Beach that extends back almost 50 years.

Firstly, this DA should not be considered as a modification as by any measure it is a new DA and should be treated by council as such. In its present form, this DA should be refused point blank and there are numerous reasons for doing so:

- 1) Its bulk and scale completely overwhelm this historic precinct of Palm Beach, overlooking Pittwater Park and Snapperman Beach, an entry point to the area by road and sea;
- 2) Barrenjoey House, which celebrates its centenary this year, is dwarfed and diminished by the scale of this development;
- 3) Height and setbacks flout building controls and are ill considered in terms of the visual impact this building makes and their impact on neighbouring properties;
- 4) The proposed rooftop plant is particularly ill considered given its proximity to the building behind, with no landscaping buffer in between;
- 5) Likewise, neighbours' view sharing has not been factored in to this design;
- 6) Landscaping is minimal and as such fails to soften the aggressive appearance of this building which is totally out of character with the area;
- 7) Given its central location and zoning, to properly serve the public this site needs to have at least one shop that operates as a hospitality venue;
- 8) Provision for parking is insufficient and outside the building controls in an area where parking is at a premium, given that most visitors arrive by car. Pittwater Park is already at maximum capacity and also serves those with Western Foreshore permits;
- 9) The positioning of the bus stop and pedestrian crossing were established after much community consultation and are currently positioned optimally. They should not be moved to suit the needs of this development. Pedestrian safety and regard for the elderly and infirm should be a high priority issue for council;
- 10) The excavation needed is excessive and is in sandy soil. Much of what is proposed goes below the high water mark putting adjoining buildings at risk;
- 11) The estimated cost of this building at just over \$9 million needs to be questioned by council as it appears to be a serious under estimation given the size of this development and the challenges that need to be surmounted on this site;
- 12) My understanding is that the mix of apartment buildings, all luxury three bed units, is not in keeping with council's Local Housing Strategy (LHS);
- 13) It is also understood that Aboriginal artefacts, including bones, are at this site and need to be handled sensitively, a matter that needs acknowledgment by the developers and council;

14) Given that Barrenjoey House is 100 years old, should this building go ahead in its current form, it will permanently degrade the "seaside village" character of Palm Beach so desired by residents and visitors alike;

15) If this building is approved as is, it sets a dangerous precedent for the other commercial development at 1110 Barrenjoey Road (the former Fish & Chips shop), resulting in the historic Barrenjoey House being wedged between two monstrous buildings that are inappropriate to their sites and out of keeping with the long established character of Palm Beach