
Sent: 12/04/2024 8:29:09 AM

Subject: Submission - Objection - Land & Environment Court Case No. 2023/242901 - 1102 Barrenjoey Road Palm Beach

Written by Raymond John Sproats

These latest plans submitted by the owner of 1102 Barrenjoey Road Palm Beach are wildly non-compliant with the various controls set by the Northern Beaches council.

All we seek is compliance with the Northern Beaches stated controls for this site; most specifically compliant set-backs from boundaries, building heights, car parking and deep soil landscaping.

As the Northern Beaches does not have an FSR control, we the rate payers, must rely on the Council to enforce their controls to ensure that our amenity is preserved while still allowing for controlled development of land and the creation of built space.

Under the controls the residential GFA for 1102 Barrenjoey Road should be 550 sqm, not the 1,056 sqm that the owner is 'going for'.

If the owner wants 5 apartments on the property (as opposed to the 4 apartments that the previous owner was seeking) I see no reason that these apartments need to be 211 sqm in size, resulting in a breaching of the controls by almost 50%.

One of my sons and his wife previously lived as renters in the apartment block known as the Commodore at 50 Palm Beach Road (200m from the subject site). The three bedroom apartments in this building are approximately 110 sqm in size. These apartments lease and trade very well (I know as I have been a resident of Palm Beach for 37 years, and any of the local real estate agents can also confirm this).

If the 5 apartments being sought at 1102 Barrenjoey Road were of this size (c110 sqm), the building would be able to be compliant with the controls with no loss of new dwellings.

I really see it as being this simple. If the applicant wishes to submit this latest set of wildly non-compliant plans, the Council should reject these plans and simply state to the owner that they should revert with a compliant scheme.

The local community wants a compliant development. This has been reiterated hundreds of times via submissions by the rate payers.

Kind Regards,

Ray Sproats
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