

**From:** Nic Sproats [REDACTED]  
**Sent:** Monday, 10 April 2023 2:18 PM  
**To:** Council Northernbeaches Mailbox; Planning Panels - Northern Beaches  
**Subject:** DA2022/0469

**Categories:** NBLPP

To the Northern Beaches Planning Panel,

The latest plans submitted by the architect/owner of 1102 Barrenjoey Road make a mockery of the Panel and the planning instruments for the Northern Beaches. I fail to see how they have listened to the Panel's requirement/suggestions in the latest, barely altered, plans.

The plans submitted continue to be a gross breach of required setbacks (particularly to Barrenjoey Road) and height limits; still in excess of 30% beyond the limits for both setbacks and height.

Why can't the architect/owner set back the 3<sup>rd</sup> floor apartment/s which would allow it to then fit within the 8.5m height limit; similar to what has occurred at the old Beachcomber site on 24-26 Ocean Road Palm Beach. I include a photo of this development.



For reference and historical relevance the owner/developer of the 24-26 Ocean Road Palm Beach (Gary Rothwell) said at the time of approval *"And may I say this?" he added. "I have never had such a stressful time. It took two years for approval and everybody at Palm Beach was happy."*

The submitted plans for 1102 Barrenjoey Road Palm Beach don't seem to be making anyone happy; neither Palm Beach/Northern Beaches residents nor the Panel – evidenced from the number of disapproving versus supporting submissions and the Panel's deliberations to date.

If these current plans for 1102 Barrenjoey Road, that grossly breach the LCP and DCP for the area, are approved it gives the appearance that the Panel and Council just want to get it off their desks so they can do something else.

I believe local government should do what is right not what is convenient.

As the local architect Anabelle Chapman said in her submission dated 1/04/2023:

“This development Application should be assessed requiring full compliance with both the Pittwater DCP and LEP controls as a minimum standard”. I agree with this statement.

Kind Regards,

Nicholas Sproats