

---

**Sent:** 30/06/2021 11:30:25 AM  
**Subject:** Submission: 1102 Barrenjoey

Dear Adam,

I wrote to you about the 13 Iluka Road, Palm Beach development in June. All the neighbours in our area are now concerned about the development on 1102 Barrenjoey Road for apartments and shops. Mr. Robin Khuda has purchased the fish and chip shop and is proposing a development that does not blend in in our area. It's next to Barrenjoey House, Palm Beach which is a 98 year old landmark.

Another company, IPM, is proposing a 4-story building featuring ground floor retail and 8-3 BR apartments above. This is not Mosman, Noosa and heaven forbid, Dee Why, a hotbed of high rise a few kilometres down the coast. Residents are angry over development plans that could ruin our elite enclave of Palm Beach. These 2 developments are either side of Barrenjoey House. This is a disgrace. I own 72-74 Iluka Road, a double block on Pittwater which I designed as a Bali retreat hidden in beautiful gardens. The garden has spectacular trees. My home is hidden amongst this beautiful landscaping where people in boats and walkers by, stop to admire.

This cannot be done with proposed development on Barrenjoey Road which do not fit in to a quiet Palm Beach area. Houses are cottages, other lovely designs in timber and beautiful gardens, and are not hotel development sites. As I said earlier, go to Dee Why if you want that.

I am working with Philip Quirk, 1 Nabilla Road, Palm Beach, and Richard West, President of Palm Beach and Whale Beach Association. Most of these people have been a part of Palm Beach for over 50 years. I am one of the O'Neil family at Iluka Road which represent 10 blocks in Palm Beach.

The original development for the above address by Tony Maddox was small and sympathetic. I believe Mr. Khuda is in the process of modifying this development application which has no resemblance to Tony's which was approved in 2014.

Adam, I do hope I can appeal to your wisdom in keeping an oasis like Palm Beach in a beautiful setting in Pittwater. I just hope you will help us in curbing the developers that don't belong up here.

Thank you.

Jan O'Neil

Jan O'Neil