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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 24/07/2024 1:09:26 PM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

24/07/2024

MR Jason Millett  
- 932 Barrenjoey RD  
Palm Beach NSW 2108  
[REDACTED]

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

Dear Planner,

I am somewhat surprised that this application in its current form is even being considered when we should be focussed on minimising the impact on development on this most beautiful part of the LGA and indeed Sydney. The scale of the proposed development, the prominence of this site, its location next to the heritage listed Barrenjoey House, the Wharf and Pittwater Park and as I have been advised, multiple issues of non-compliance with the NBC LEP and identified in the DCP PBWBA. The significant detrimental impact that this DA will have on the character of the area, the natural environment and residential amenity cannot be discounted. I have read the PBWBA Submission dated October 2023, which is both compelling and insightful, but feel strongly enough to offer my own objection to this proposed DA.

As I understand there are significant breaches and issues which include the following:

- height exceeds 8.5m control and presents as five storeys
- unacceptable character, streetscape & amenity impacts
- overdevelopment of the site
- proportion and scale is incongruent with the established context and desired character of the Palm Beach locality
- overbearing as it does not reflect the informal seaside village feel we value
- overwhelms the much loved, heritage listed Barrenjoey House next door
- significant excavation and site disturbance
- the built form is not secondary when viewed from Pittwater Park and Pittwater waterway
- the ground floor commercial tenancies have low ceiling heights which limit future use
- very limited publicly accessible public areas
- inadequate set backs
- inadequate landscaping and deep soil planting
- impact to views and amenity (visual, acoustic & odours) of neighbouring properties
- geotechnical concerns
- shortage of off-street parking
- impact on Aboriginal Heritage site recorded on the property
- proposed bus stop removal without practical/feasible alternative

Given all of the above and the general community disquiet as identified in the PBWBA submission I believe the proposed DA, in its current form, IS NOT IN THE PUBLIC INTEREST and should be refused.

Appreciate the hard work you do and thank you for considering my submission.

Regards

Jason Millett