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

28/09/2023

MS Leonie Leonard  
636 Barrenjoey RD  
Avalon Beach NSW 2017

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

The development site is located in a B1 "neighborhood centre" zone and next door to the heritage listed Barrenjoey House. It is the gateway to Palm Beach for those who arrive by ferry or boat

The 2023 DA seeks approval for a five storey shop top housing development with 7 x 3 bedroom apartments over 4 levels, 2 shops/retail (non-food premises) at ground level and basement parking for 23 vehicles

The height and bulk of the proposed building are inconsistent with the 'seaside village' of the Palm Beach character statement. Developments should be consistent, by virtue of height and scale, with the character of the area and compatible with surrounding buildings as well as respond sensitively to the natural topography. The design and building materials should reflect the 'seaside feel' This proposed development does not

Parking is insufficient it is not appropriate that the heavily used Pittwater Park parking area is used for overflow parking.

The ground floor shops cannot be used for food as the ceiling height is not sufficient. The building replaces the General Store and, in the past, a cafe The shopfronts should be of sufficient height so that they can be used for food for locals, as well as tourists. It is a neighbourhood centre, so should be capable of providing services for locals

The pedestrian crossing leads to/from the Wharf and the main southbound bus stop and bus shelter is located here too. This should not be relocated.

While the shop top housing will provide additional housing in the area, the development should be consistent with the neighbourhood zone, the character statement for the village and not detract from the heritage of Barrenjoey House.