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**From:** Annabelle Chapman  
**Sent:** 18/01/2022 1:09:26 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** DA 2021/2362 1105-1107 Barrenjoey Road/43 Iluka Road Palm Beach

Adam Mitchell  
Planning Officer  
Northern Beaches Council

Dear Adam,

**RE DA 2021/2362 1105-1107 Barrenjoey Road/43 Iluka Road Palm Beach**

I recently became aware of the above development, which I believe you are currently assessing.

I understand the area is Zoned B2 Local Centre under the NBC LEP with a building height control of **8.5 metres**.

This development exceeds the control by around 2.5 metres across the entire development - failing to meet Council's Building Height planning controls.

Additionally, the front boundary setback, has a DCP control of **3.5 metres**. The proposed development is submitted with a **1 metre** front boundary setback.

Living in an environmentally sensitive area, which is strongly protected with some of the State's strongest Environmental Zoning, residents have a legitimate expectation that the development on properties in the area will comply with the area's planning controls.

To allow these excessive breeches will set up precedents for further overdevelopment.

I strongly object to the bulk of the proposed development.

Regards

Annabelle

Annabelle Chapman

Architect

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