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**From:** Jeni Thornley  
**Sent:** 15/12/2023 1:38:53 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** TRIMMED: Attention Adam Croft re Building Application 15 Ocean Rd Palm Beach

Dear Adam Croft

**re Building Application 15 Ocean Rd Palm Beach DA 2023/1532**

We are writing to register our concerns about the above Building Application and its specific impact on both Palm Beach Studios at 16 Ocean Rd and the general impact on the whole area of Ocean Rd and Palm Beach Rd, Palm Beach.

We are the owners of our home (and Medical Practice) at 71 Whale Beach Rd Avalon and have both lived and worked in this area for over 50 years (as ratepayers). Dr. Ginsborg is a local GP. We also have a long association with Palm Beach Studios - its historic cultural value as a unique building with a very special history connected to the arts and culture. Dr. Thornley is also a film valuer for major Australian film archives (NFSA, AIATSI, SLNSW and AWM) and is well informed of the significant Australian filmmaking history and personnel connected to No 16. Ocean Rd - Palm Beach Studios.

We believe the proposed DA for 15 Ocean Rd is inappropriate. No.16 Ocean Road and No.2 Palm Beach Road are unique historic 1920s buildings and are vital historic and heritage landmarks for this area. The proposed DA will impact on them and the area in very damaging ways:

- The excessive size and scale of the building. It is 4 storeys high at 13.6 m, 60% over the allowable height of 8.5m; it has a massive 5 car garage, cinema, gym, 7 bathrooms (seven!!) and a swimming pool.
- The proposed building will mean the demolition of the existing house at 15 Ocean Road.
- The proposed building requires an excessive excavation of the site removing trees and native vegetation and will entirely dominate the view of the hillside from public areas.
- The proposed building is inconsistent with the cultural heritage of the surrounding area.

We would like to add that as long term local residents we are very disturbed at the near "industrial" scale building development currently taking place across the Peninsula, in particular the Whale Beach- Palm Beach jurisdictions. For us to access Palm Beach from our home at No. 71 Whale Beach via Whale Beach Rd and Florida Rd is virtually impossible- the number of trade trucks, utes, cranes, traffic lights etc - makes access via those roads inaccessible for us and all local residents. This is a real issue and one that we believe NBC needs to think through carefully. The DA's need to be approved in much more consideration of residents, and also, of course much more respect and concern for the heritage and environmental impact of inappropriate developments.

Yours sincerely

Dr. Stephen Ginsborg  
Dr. Jeni Thornley  
71 Whale Beach Rd

Avalon NSW 2107  
mb [REDACTED]