

---

**From:** John Thornborough [REDACTED]  
**Sent:** Tuesday, 4 April 2023 1:50 PM  
**To:** Planning Panels - Northern Beaches  
**Subject:** DA2022/0469 (1102 Barrenjoey Road Palm Beach)

**Categories:** NBLPP

Dear Panel,

Thank you for your notification of 30MAR23 and letter regard DA2022/0469 (1102 Barrenjoey Road Palm Beach). I made a previous submission regarding the proposed development of the site at 1102 Barrenjoey Rd. I raised objection to the development because of the nature, scale, and impact of the development shown in the proposed plans.

I noted that the Panel asked the developer to:

- 1) reduce the overall height, bulk and scale including removal of the mansard roof,
- 2) set back the upper level and roof form to be more compatible with surrounding development particularly heritage listed Barrenjoey House,
- 3) reduce the overly strong vertical influence of the balcony columns at the front and their impact on bulk and scale,
- 4) redesign the mechanical plant enclosure to minimise the height of the screening and the provision of rooftop landscape screen.

My observation is that the developer has responded by:

- 1) Reducing the height by 400mm,
- 2) Not addressed the setback,
- 3) Removed some columns; however, this has not adequately addressed the apparent bulk and scale,
- 4) Not addressed the screening as requested.

I support the following observations related to the development:

- 1) The height, bulk and scale shown in the amended plans is still overwhelming and overbearing as it still dominates the site and the streetscape and still breaches the LEP and DCP controls.
- 2) The amendments proposed are minimal/perfunctory changes and do not address the Panels previous requests.
- 3) The amended DA plans continue to represent an overdevelopment of the site with unacceptable impacts to the community's amenity.
- 4) The design, scale, and treatment of this development, within the B1 & B2 commercial centres of Palm Beach, fails to reflect the 'seaside-village' character.
- 5) The development's height, bulk, and scale is grossly out of character with the existing streetscape context.
- 6) The built form characteristics of development, within the site's visual catchment, overwhelms its neighbours, including the heritage-listed Barrenjoey House.
- 7) The development does not make a positive contribution to the village.

I believe that the proposal should be refused by NBLPP.

Any support of the project by NBLPP makes a mockery of the Pittwater LEP and DCPs and paves the way for further non-compliant development, particularly in other B1 and B2 zones in Palm Beach.

Thank you for including the above points in your consideration.

Regards,

John Thornborough

1004 Barrenjoey Road, Palm Beach

---

**From:** Planning Panels - Northern Beaches <PlanningPanels@northernbeaches.nsw.gov.au>

**Sent:** Thursday, March 30, 2023 12:36 PM

**Subject:** Northern Beaches Local Planning Panel Notice

Dear Sir/Madam,

**RE: DA2022/0469 (1102 Barrenjoey Road Palm Beach)**

Please find attached a letter in relation to Council's Local Planning Panel meeting.

Thank you,

Northern Beaches Council



Northern Beaches Council

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL. This email and any materials contained or attached to it ("Contents") may contain confidential information. If you are not the intended recipient contact the sender immediately, delete the communication from your system and destroy any copies. The contents may also be subject to copyright. Any unauthorised copying, disclosure or distribution of the contents is strictly prohibited. Northern Beaches Council makes no implied or express warranty that the integrity of this communication has been maintained. The contents may contain errors, computer viruses or have been subject to interference in transmission. Northern Beaches Council. [Northern Beaches Council](#)