

**From:** [Karina Chapman](#)  
**To:** [Planning Panels - Northern Beaches](#)  
**Subject:** TRIMMED: Application No. DA2022/0469 Address: 1102 Barrenjoey Road, Palm Beach  
**Date:** Thursday, 6 April 2023 2:09:45 PM

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Dear Council

I am a long term resident of Palm Beach residing in Pacific Road. I was drawn to move here for the unique charm and character of the area and the tranquil coastal lifestyle it offers. Along Barrenjoey Road there is a small strip of retail and commercial properties all with a holiday seaside village feel, which compliments the environment and historical character of the area. The Community wishes to retain this character and relies on the legislated planning instruments and Northern Beaches Council (NBC) to ensure that DAs comply with the current Pittwater LEP2014 and DCPs, particularly landscaping, preservation of tree canopy, privacy, heritage, building height, bulk, scale and design which enhances the streetscape and compliments this seaside village feel.

The Old Fish and chip shop Development next door to Barrenjoey House is a prominent building and the design of the building needs to retain and enhance the character of the area. I believe the design, scale and treatment of future development particularly within the B1 & B2 commercial centres of Palm Beach should reflect a 'seaside-village' character but we find this proposed development's height, bulk and scale jarring, overbearing and unsympathetic in the existing streetscape context, having no regard to the built form characteristics of development within the site's visual catchment and particularly overwhelms its neighbour the heritage listed Barrenjoey House and does not make a positive contribution to the village.

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 upon which we rely. It would be less overwhelming on Barrenjoey House on the one side and the private residence on the other if the side setbacks were increased. The proposed amended DA plans represent an overdevelopment of the site with unacceptable amenity impacts on the community and should be refused by NBLPP. Further, should this DA be supported in its current form by the NBLPP it would make a mockery of the Pittwater LEP and DCPs and pave the way for further non-compliant development particularly in other B1 and B2 zones in Palm Beach.

Regards  
Karen Chapman  
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Palm Beach