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**Sent:** 6/07/2021 7:04:53 PM  
**Subject:** Development At Palmbeach

ATTENTION: Jordan Davies,  
Development Assessment  
Northern Beaches Council  
PO Box 82 ,Manly 1655

Regarding application number:  
Mod2021/0203-N0119/14  
Address: Lot 11 DP 1207743 1102  
Barrenjoey Rd PALM BEACH

Dear Sir,

I would like to raise my objection to  
the proposed development on these  
grounds-

- The proposed development of  
the Palm Beach Fish shop site is  
not consistent with Council's  
own guidelines for the Palm  
Beach locality which state ;

"The Palm Beach locality will remain  
primarily a low-density residential area  
with dwelling houses in maximum of  
two storeys in any one place in a  
landscaped setting,integrated with the  
landform and landscape"

" The design,scale and treatment of  
future development within the  
commercial centres will reflect a  
'seaside-village' character through  
building design,signage and  
landscaping,with will reflect principles  
of good urban design.Landscaping will  
be incorporated into building design."

- The proposed development  
cannot be considered a  
'seaside-village' character, but  
more in character with a  
Pittwater Road Dee Why  
shopping strip development. It is  
a 3-storey concrete and glass  
structure with only token  
landscaping – narrow gardens

along each side with small planters at the front.

- The much loved and well preserved heritage building Barrenjoey House is dwarfed by this concrete and glass structure.
- When driving along Barrenjoey Rd heading north Barrenjoey House will no longer be visible. This alone will alter the whole look of the precinct which includes the Palm Beach Wharf and the beautiful Norfolk pines.
- Should the substation for this building be allowed to be situated in the park considerable damage will occur to the roots of these trees.
- The modified building also breaches Council's height regulation; "Pursuant to clause 4.3 PLEP 2014 the height of any building on the land shall not exceed 8.5 metres above ground level (existing)". The proposed modification has the building exceeding this height.
- Rather than helping with the already congested traffic flow onto Barrenjoey Rd from the council carpark opposite, the underground garage of the proposal opens onto Barrenjoey Rd directly opposite the exit from the council carpark which will lead to an accident for sure.
- Palm Beach does not need more retail outlets when there are already vacant shops in the area.
- All residents know that businesses struggle to be viable 12 months of the year as the majority of trade for any business is only for 4 months of the year when the summer draws crowds to the area.