



The Palm Beach & Whale Beach Association Inc.

www.pbwba.org.au | PO Box 2 Palm Beach NSW 2108

Northern Beaches Local Planning Panel

Submission on DA 2022/0469 1102 Barrenjoey Road, Palm Beach

I would like to object in the strongest terms to this development application proposed for one of the most important and historical areas in Palm Beach. The overall size and bulk of the building, even with the minor adjustments made, is totally inappropriate on this site and dwarfs Barrenjoey House which is the most recognizable historical building in Palm Beach and prized by the community. The LEP states quite clearly that there is an 8.5m. height limit and only two storeys are allowed (two and half storeys have been permissible but with the third level built into the roof not three full storeys). There is no buffer, which is required, between the proposed building and Barrenjoey House so its bulk is even more overwhelming and out of proportion. It is out of keeping with other buildings and would completely alter the character of this strip.

If this development is passed by the Panel it will be a clear indication to the community that the controls laid down in the Pittwater LEP can be ignored – even in one of the most important areas in the neighbourhood. Moreover, it will be a precedent for other pending developments nearby and will completely negate the desire, clearly expressed in the LEP and DCP, for the retention of a “seaside village” aesthetic.

The Planning Panel is able to protect the community from developments which are demonstrably outside the planning controls, unwanted by the community and which will set a most undesirable precedent. I urge you to use your power and refuse this proposed development.

Rosemary Edgell Bush

April 2023