
From: Douglas McKay
Sent: 25/06/2025 4:07:40 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: DA 2025/057
Attachments: NBC- 1005-7 BJOEY.docx;

Attention: Development Assessment Team

RE: DA 2025/057 – 1005-9 BARRENJOEY ROAD, PALM BEACH

Attached is a submission with respect to this Application

sincerely

Douglas McKay

1006 BARRENJOEY ROAD, PALM BEACH, NSW 2108 0417 406 168

24th June, 2025

The General Manager
Northern Beaches Council
council@northernbeaches.nsw.gov.au

Attention: Development Assessment Team

RE: DA 2025/057
1005-9 BARRENJOEY ROAD, PALM BEACH

Having viewed this application on Council's website, I would request that the following concerns be fully addressed in its assessment:-

1. HERITAGE

DA 2025/057 proposes the demolition of one of the landmark houses of Palm Beach. It was designed in the early 1980s over adjoining blocks at 1007-9 Barrenjoey Road by eminent Australian architect, Philip Cox O.A. It is considered to be one of his finest houses before he became primarily engaged in major projects throughout Australia and overseas. An excellent example of the Sydney School, it is also notable for its magnificent landscape setting which incorporates the only lawn tennis court at Palm Beach.

1007-9 Barrenjoey Road incorporates a large number of endemic Livistona Palms which mitigate its impact on the Barrenjoey Road side. On the Pittwater waterfront, two maturing Norfolk Island Pines are incorporated with its façade, framing the spectacular lobby of the house which links the front with the rear. DA 2025/057 would remove all of the mature Livistona Palms. Although there is no current intent to remove the Norfolk Island Pines, they are not integrated with the proposed design and vulnerable to later removal to improve views.

The Heritage Study of Modern Architecture currently being conducted by the Northern Beaches Council should not be completed before a thorough assessment of 1007-9 Barrenjoey Road.

1. C4 ENVIRONMENTAL LIVING ZONING

C4 Environmental Living zoning recognizes the unique scenic character of the western side of Palm Beach, and in particular, the high degree of dominance of tree canopy cover with respect to houses built there. The proposed building has the facilities and appearance of a hotel or function centre rather than that of a dwelling house as anticipated by C4 zoning - five living rooms, one of ballroom size, seven or more large bedrooms + bathrooms, and a commercially sized kitchen + scullery etc

2. COMPLIANCE WITH P21 DCP & PLEP 2014

- **Site Coverage**

The existing house at 1007-9 Barrenjoey Road has a site coverage of approximately 31%. DA 2025/057, including the extra area of 1005 Barrenjoey Road, proposes a site coverage of approximately 52%. The P21 DCP requirement is 40%.

- **Site Access**

The only access to the greatly enlarged building would be via the existing narrow shared driveway of single lane only and with no turning bay and with limited visitor parking on one side. This is completely inadequate for such a gigantic proposal, as would be the provision of only a three car garage.

- **Residential Amenity**

Geographically, 1005-1009 Barrenjoey Road is located at the bottom of a natural amphitheatre and noise and traffic impact from the proposed reception facilities has the potential to adversely affect the amenity of the adjoining residential area.

- **Bulk and Scale**

With the proposed bulk of DA 2025/057 being at least two and half times as much as other dwellings along Sandy Beach, it would completely dominate the Pittwater foreshore in this area.

- **Building Materials**

The existing house, as well as all of the adjacent dwellings sharing the access driveway along Barrenjoey Road, have established a local character with the use of weatherboard cladding and sandstone. Concrete blockwork is proposed by DA 2025/057 which would further differentiate it from neighbors rather than reinforcing the acknowledged special character of the area.

- **Stormwater Runoff**

1005 to 2017 Barrenjoey has been subject to flooding for the 50 years that I have lived in the area. Figure 9 in the submitted Statement of Environmental Effects indicates 1005, in particular, being susceptible. DA 2025/057 proposes a ground level swimming pool in this area whereas the rest of the proposed building works are elevated. Any stormwater runoff finding its way across the proposed pool could result in the contamination of Sandy Beach and Pittwater.

3 CONCLUSION

DA 2025/057 proposes that an architecturally significant house be replaced by one with little merit and of a scale which would adversely affect the amenity of its locality. It is not in the public interest and the application should be refused.

Sincerely

Douglas McKay

1006 BARRENJOEY ROAD, PALM BEACH, NSW 2018

