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**From:** nicholas lesiuk  
**Sent:** 23/10/2023 10:36:56 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** Submission RE // DA2023/1289 1112 1116 Barrenjoey Road  
**Attachments:** Re-DA2023-1289 1112-1116 BARRENJOEY RD PALM BEACH-231023-NL.docx; RE-DA2023-1289 1112-1116 BARRENJOEY RD PALM BEACH-231023-NL.pdf;

To NBC,

Please find attached the submission to DA2023/ 1289 1112-1116 Barrenjoey Road Palm Beach 2108 Construction of Shop Top Housing.

I strongly object to this DA and suggest Northern Beaches please consider this submission in their rejection of this Proposal.

Kind Regards,

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Nic Lesiuk  
B. Land Arch, Honours (UNSW, Sydney)



23, October 2023

Northern Beach Council Planning & Development  
Att: Gareth David

**Re: DA2023/1289 1112-1116 BARRENJOEY RD PALM BEACH 2108 CONSTRUCTION OF SHOP TOP HOUSING**

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Dear, Gareth

I strongly object to the proposal for 1112-1116 Barrenjoey Road, outlined in the below points.

On review of the development application documents, there is very little evidence or understanding of the unique character and place of Palm Beach.

**01 // Palm Beach Character.**

The timeless and elegant character of Sydney Northern Beaches, Palm Beach offers a low-key welcome, a different pace of living, a chance to breathe. The character and design for Palm Beach is to be conceived with empathy for the local surrounds at its heart.

The proposal described as a 'development' goes against the underdeveloped character of Palm Beach where concrete gutters are fringed by creeping plants and sand as the landscape blurs.

There is a simplicity to the existing dwellings adjacent to the Proposal. The use of natural materials creating a light touch and intimate environment, consistent with character and heritage of Palm Beach.

The Proposal provides no sense of connection within its site and wider context of Palm Beach and is very evident within its planning.

**02 // Form**

The Proposal sits prominent on the site and scale is not appropriate to surrounding landscape and built form that can demonstrated:

- The proposed form and massing not appropriate in comparison to adjacent dwellings, particularly to the heritage building of Barrenjoey House.
- The Proposal does not provide surfeit setback for areas of public domain and landscape amenity. There is very little to no publicly accessible outdoor area in comparison to the previous DA submission. Previous DA Shop fronts were smaller in scale and provided greater flexibility in keeping with the seaside village.
- Shop fronts are enclosed, with the primary pedestrian entry to the lobby obscured, with little sense of arrival.
- Landscape fringes, found on podium levels Do not provide surfeit screening nor landscape amenity to the massing.
- The Statement of Environmental Effects – 5. Conclusion, States '*The outcome is a development displaying far superior design quality, amenity, streetscape, landscape, sustainability and heritage conservation outcomes compared to the shop top housing development approved by Council on 16th December 2010 comprising 5 residential apartments and basement car parking for 22 vehicles (DA N0102/10)* – The design and planning does not respect nor understand the sense of place. The loss of the nautical influence in the robustness and simplicity of materials, form, and detail fundamentally goes against the Character of Palm Beach and wider landscape of Pittwater. There was an efficiency and appropriateness of the planning in the previous DA, in which this Proposal clearly neglects.

### **03 // Amenity**

The Proposal does not address or provide surfeit detail or evidence of the following:

- The Proposal does not address the pedestrian experience, let alone traffic consideration. There is significant conflict with pedestrian crossing points to the West and driveway entries along Barrenjoey Road that are not identified within the analysis.
- The Proposal is not suitable and does not fit within the local character and does not provide any visual amenity, largely out scaling the adjacent built form.
- The proposed landscape is not adequate along the street frontage and does not address the interface to Barrenjoey Road to the West.
- The Proposal does not recede within its landscape, small podium planter boxes, provide only shallow soil depth for small plantings.

#### **In conclusion,**

I strongly suggest Northern Beaches Council reject this Proposal based on the above, the many non-compliance and overall public feedback that is demonstrated in not just this submission, but countless.

The design fundamentally goes against the unique character, landscape and community found in Palm Beach, and wider context of Pittwater.

Thank you for your consideration of the above concerns regarding this Development Application.

Regards,

**Nic Lesiuk**

Rock Bath, Palm Beach, 2108

23, October 2023

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