
Sent: 26/06/2021 4:16:40 PM
Subject: Mod 2021/0203 re DA 119/14

The Planning Manager
Northern Beaches Council

Re Mod 2021/0203 re DA 119/14 (1102 Barrenjoey Road Palm Beach)

We have reviewed the modifications to the previously approved DA.

1 This is a substantial increase to the size and scope of the previous approval - a 50% increase in the number of residential units. Accordingly should this not have been a new DA application?

2. General: We consider the amendments to the previous approval is an over development of the site in the context of its general location and juxtaposition with Barrenjoey House. The modification increases the number of units and residential component by some 50%; substantially reduces the available space for planting and increases the overall bulk and scale. The space currently available for planting in the existing approval at the rear of the site is completely lost. It will also increase the level of demand for parking in the area which is already beyond capacity for much of the year. Is there any public parking provided by the development?

3. Affordable Housing: the Council recently proudly announced its policy which made a small move in this direction. We don't think it's sufficient. However, if the Council increases the floor area for additional residential accommodation it should be a condition that a percentage of the floor area [say 20-10%] should be made available for lower income purchasers OR held by the Council for rental to lower income tenants. The Council's current policy only contemplates the rental option which is a greater penalty on the developer. The purchase option is a lesser penalty and as such could be a higher percentage and would have similar qualification requirements and managed by a northern beaches community housing association [eg Bridge Housing]. These do not need to be large and don't necessarily need water views but with barristers/chefs and other service staff travelling long distances we should be facilitating local accommodation opportunities.

Other critical issues for Council to consider and to encourage the current owner to incorporate in any modification of the existing DA are as follows:

- Overall complementarity with historic Barrenjoey House: This a difficult but important consideration for the look and feel and the materials used in the facade of the new development. Planting on the street side is also important. It needs to embrace the beach /Pittwater feel and that the building faces west which is a positive in winter but can be hot in summer.
- Bulk & Scale: the overall bulk and scale of the development should not be increased any more than the current DA unless in so doing so the changes at least compensate in other ways [eg provision of affordable housing].
- Commercial Areas; as much as possible these areas should be open and light and flow easily between the footpath and inside..

Council should provide more time for modifications to be discussed and developed so that the

outcome for all concerned can be positive. We support the appropriate development of the site and the provision of more accommodation in the area.

We hope Council can consider the provision of affordable housing in this and similar developments.

Yours faithfully

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