

## Urban Design Referral Response

<b>Application Number:</b>	DA2021/0669
<b>Date:</b>	14/10/2021
<b>To:</b>	Jordan Davies
<b>Land to be developed (Address):</b>	Lot 7005 DP 1117451 , 1193 Barrenjoey Road PALM BEACH NSW 2108 Lot 7002 DP 1117592 , 1193 Barrenjoey Road PALM BEACH NSW 2108 Lot 298 DP 721522 , 1191 Barrenjoey Road PALM BEACH NSW 2108

### Officer comments

The amended proposal dated 10 Sep 2021 has addressed the issues brought up previously:

1. The ground floor to ceiling height has been increased to 2.67m.
2. The entry corridor width to the jetty is restricted by the lease boundary. The proposed entry width is similar to the jetty corridor width and will be used mainly to access the jetty as the restaurant has a separate entry point. As such, the proposed entry corridor width to the jetty is acceptable.

### Previous Comments:

The proposal seek consent for the demolition of the existing structures except for the existing wharf. A new two storey replacement structure will be built consisting of ground floor café, boat hire and seaplane booking office, and on first floor, office and staff facilities. New toilets and store rooms will be relocated to a new ancillary structure. Provision of disabled access will be provided to the ground floor area. The new café will have seating capacity for 152 patrons for both indoor and outdoor. A previous development application was refused due to concerns over the potential impact of traffic and parking generation figures based on the seating capacity of 300 persons for the café.

The proposed built form is similar in bulk and scale to the existing boathouse structure and the new ancillary block will consolidate and tidy up the series of existing sheds. The proposed structure will take into account of the potential sea level rise reflected in the Estuary Planning Level. As such the breach of building height control can be supported.

However the following issues should be addressed to improve the proposal further:

1. The proposed ground floor area has a low ceiling height of about 2.4m. This should be increased to 2.7m clear to be more appropriate for a restaurant café by reducing the floor to ceiling height of the upper floor to ensure the overall height of the current built form is maintained. The additional ceiling height to the café will allow better natural ventilation and daylight access.
2. The main entry corridor to the jetty should be made less constricted by relocating the new stairs to the upper floor.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

### Recommended Heritage Advisor Conditions:

Nil.