
Sent: 10/06/2021 5:54:35 PM

Subject: Objection to S455 Modification Mod2021/0203 / 1102 Barrenjoey Road Palm Beach

Dear Sir,

On behalf of the Palm Beach Protection Group Inc, I wish to lodge a formal objection to the proposed Section 455 Modification Mod2021/0203 – Modification of Development Consent No119/14 – 1102 Barrenjoey Road Palm Beach.

We have the following concerns:

Height, Scale, Streetscape and Pittwater Estuary

We note the proposal goes to RL13.97 and 11.63 metres above ground level at the footpath. This is against a DCP height limit of 8.5 metres, resulting in a material height breach by approximately 3.13 metres.

Reviewing the photo montage of the proposed building it is quite clear that it is out character with the surrounding buildings. It is massive in scale (including height, forward projection to the street and general bulk) and diminishes surrounding buildings. The building as proposed would come to dominate this section of Palm Beach. It would not only dominate the streetscape in this area but would be highly visible from the Pittwater estuary. The proposed building is fundamentally out of context.

Once such an outsized building is built it can become a dominant feature of the landscape. By way of example, reference is made to the Ettalong Diggers Resort, which is highly visible from the water at Broken Bay and out of character with the surrounding landscape. Since its construction, this building has become a well known “eye-sore” from the land and water.

Barrenjoey House and Heritage Values

Barrenjoey House is a NSW heritage listed item. While the proposed building does not replace or modify a heritage item, it should nevertheless be sympathetic to an adjacent important iconic heritage listed property dating back to 1923. The proposed building dwarfs Barrenjoey House and diminishes its heritage significance. No attempt has been made to seek proportionality with Barrenjoey House. The proposed flat roof is insensitive to the traditional pitched tiled roof at Barrenjoey House. The proposal is a clear insensitive clash of architectural styles. In this instance preference must be given to the long term incumbent building.

The proposal should be forwarded to the Heritage Council of NSW for their review to ensure that heritage principles are not being compromised.

Building Materials

The proposed building materials are at odds with the locality where there is an abundance of sandstone, timber cladding, framed windows and pitched roof form. These are materials in keeping with the surrounding area, including Barrenjoey House and Gonslaves boat yard and slip and ferry terminal. The proposed façade is poorly articulated with no effort to use materials in keeping with the immediate area. The majority use of render and glass exacerbates the differences with nearby properties.

We note Northern Beaches Council has set a good benchmark here in the recent upgrade of the footpath from the ferry terminal to Beach Road, utilising sandstone seats, hardwood screens and sympathetic landscaping, including palm trees.

In summary, the proposal should not be approved as submitted.

1. This DA modification should not be assessed as a simple “modification” to what is a very old DA approval. It is a very different building to the original DA approval. This DA should be withdrawn and re-submitted as a new DA in light of the material changes.
2. The proposed building is enormous, dwarfing the heritage listed Barrenjoey House.
3. The design has little architectural merit in the context of surrounding buildings and the locality. It is contextually inappropriate and will dominate the streetscape and from the Pittwater estuary.
4. Breach of height limit by over three metres.
5. Pittwater is an iconic area and all efforts must be made to preserve its character.

Richard Kovacs

On Behalf of the Palm Beach Protection Group Inc.