
From: [REDACTED]
Sent: Wednesday, 12 April 2023 11:05 AM
To: Planning Panels - Northern Beaches
Subject: URGENT: NBLPP. DA2022/0469 1102 Barrenjoey Road, Palm Beach Construction of shop top housing
Attachments: 1102 BARRENJOEY PB .docx
Categories: NBLPP

Kind regards,

Bill Tulloch BSc[Arch]BArch[Hons1]UNSW RIBA RAIA
[REDACTED]

SUBMISSION

a written submission by way of objection

BILL TULLOCH BSC [ARCH] BARCH [HONS1] UNSW RIBA RAIA

DA2022/0469

1102 Barrenjoey Road, Palm Beach Construction of shop top housing

The proposal is considered to be inappropriate within the streetscape.

The bulk, scale, density and height of the proposed development is excessive and inconsistent with the established and desired streetscape character.

The NBLPP on 15 February 2023 deferred further consideration and requested the Developer to submit amended plans to resolve:

- 1) reduce the overall height, bulk and scale including removal of the mansard roof*
- 2) set back the upper level and roof form to be more compatible with surrounding development particularly heritage listed Barrenjoey House*
- 3) reduce the overly strong vertical influence of the balcony columns at the front and their impact on bulk and scale*
- 4) redesign the mechanical plant enclosure to minimise the height of the screening and the provision of rooftop landscape screen.*

The Amended Plans submitted do not go far enough to address these concerns.

The main concern to me is the 4m height of the roof scape with excessive large decks punching through the proposed roof forms to provide decks facing west.

Storey heights are excessive, adding to the unacceptable bulk and scale, considering the 'seaside village feel' that the community wishes to protect.

As a constructive submission, I offer the idea that the NBLPP might wish to give the Applicant a further chance to better address their concerns, by completing the following amendments as a minimum:

1. Reduce the storey heights to 3.5m [ground], 3.1m [first], and 3.1m [second]. A reduced ceiling height of 3.0m for the commercial zones is more than acceptable considering the size of the units involved. 3.1m storey heights at the upper levels will achieve 2.7m ceiling heights in the apartments.
2. Reduce the roof to a 3.1m height, with a reduced number of roof lights to be positioned in line with the slope of the pitched roof. Delete decks at Second Floor.
3. Reposition plant to the basement, with minimal roof plant repositioned to the east behind low level screens.

I hope that assists NBLPP in their deliberations.