

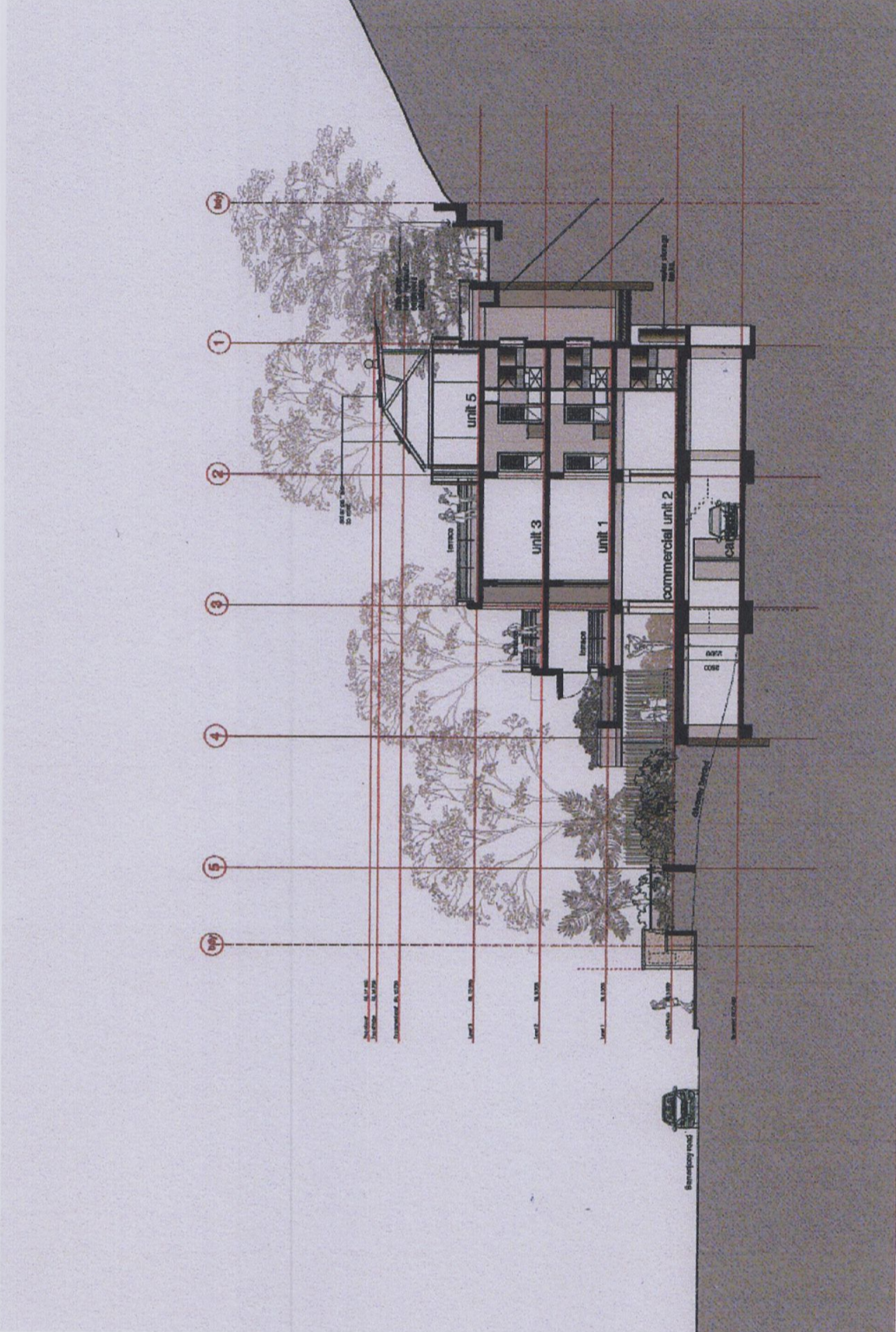
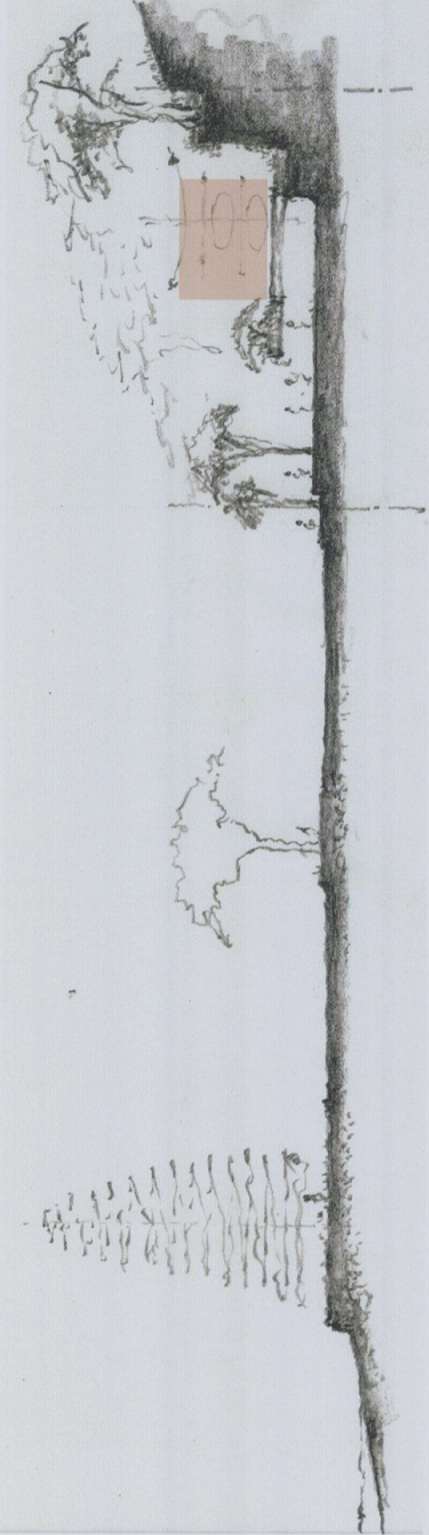
2. scale

The scale of the building has been positioned in response to the change in land use zoning adjoining the site and to maintain views to and from Barrenjoey House within the streetscape.

Given the slope of the site, the height of the proposal may extend up to a maximum of 10m above the natural ground level in accordance with PDCCP. The proposal has a building height of 8.5m that is consistent with the predominant building height within the Palm Beach locality.

The front building line of the podium ranges from 1.6m to 8m and provides an expanse of deep soil landscaped area that would allow for substantial planting to assist in reducing the bulk and scale of the proposal.

Given the proposal complies with the built form controls the scale of the development would be consistent with that envisaged for the locality and is acceptable.



date	issue	amendments
sept. 09	A	da + sepp 05 review

palm beach village

1112 - 1116 barrenjoey road, palm beach new

LESUUK ARCHITECTS PTY LTD

the studio, 1116 barrenjoey road palm beach new
po box 30 palm beach new 2108
telephone 012 9974 1010 facsimile 012 9974 5502
www.lesuuk.com.au
new board of architects registration number 6593