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**Sent:** 28/10/2022 11:56:00 AM

**Subject:** :

**Attachments:** PBWBA DA 2022-0469 1102 Barrenjoey Rd Submission 13-10-22 -.pdf;

Richard West



The Palm Beach & Whale Beach Association Inc.

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NORTHERN BEACHES COUNCIL  
ATT: JORDAN DAVIES  
13th OCTOBER 2022

**OBJECTION: DA2022/0469 1102 BARRENJOEY RD PALM BEACH**

PBWBA believes that the amended DA plans lodged on 26th September 2022 for this DA still represent a gross overdevelopment of the site with unacceptable amenity impacts on the Community, the streetscape and importantly on the neighbouring heritage property Barrenjoey House and should be refused.

Given the significance of the site, its location adjacent to Barrenjoey House and the number of objections submitted by the Community to the DA lodged on 4th March 2022, we are surprised and disappointed to learn that there has been no engagement by the applicant with immediate neighbours or with the Community to try to achieve a better outcome for the property, for Barrenjoey House, for the Community and for the Palm Beach locality in which it is so prominent.

The height of the building is significantly non-compliant. The highest point of this development should be limited to the roof-top height of Barrenjoey House. The height dwarfs surrounding properties and dominates the streetscape. The amended clause 4.6 variation request is **not** well founded.

The overall bulk and scale of the building still does not fit with the streetscape and overwhelms the heritage listed Barrenjoey House and the neighbouring property at 1100 Barrenjoey Rd.

The proposed excavation particularly to the rear of the site is of great concern especially to the neighbouring properties. Given the significant excavation required it is imperative that a detailed description of methodology be provided at DA stage, NOT construction certificate stage.

The landscape proposal is inadequate and does not soften the built form or add to public amenity or the streetscape. The proposed removal of the mature and substantial hedge planting on the eastern boundary which provides a visual and acoustic barrier between the commercial and residential properties and also provides an easy to transit, safe habitat for small birds and wildlife will be a significant loss.

There is a shortfall of 3 commercial car parking spaces in the proposed basement carpark. The Pittwater Park/Wharf precinct includes Palm Beach Wharf, the boatshed & slipway, the B1 commercial zone in which the subject site is located, a children's playground and the park itself and has always been subject to very high parking demand. Commuters and visitors use the ferries to travel to and from the Western Foreshores, the Central Coast and for tourist and recreational activities. In fact this precinct was the focus of the Council's 2017 "Pittwater Park Parking Demand Study" and strategies for fair and equitable sharing of the limited parking were implemented as a result. The public carpark located opposite the subject site and the

surrounding on-street parking must not be relied upon to satisfy the shortfall of required parking for the proposed commercial premises.

The Community relies on the legislated planning instruments and Northern Beaches Council (NBC) to ensure that DAs comply with the current Pittwater LEP2014 and DCPs, particularly heritage, landscaping, building height, bulk, scale, privacy and design which enhances the streetscape and complements the Palm Beach seaside village feel.

This DA should **NOT** be supported in its current form as it would make a mockery of the Pittwater LEP and DCPs and pave the way for further non-compliant development particularly in other B1 and B2 zones in Palm Beach.

To quote the NSW Government Architect, Abbie Galvin, in the foreword of the new Design and Place State Environmental Planning Policy (DP SEPP) 2022 "our places and buildings are for the long term. Their impacts are far-ranging and our joint responsibility to make a positive contribution to these places is more significant than ever before".

In our opinion we believe the development proposed in this DA substantially breaches many controls, is completely inappropriate, is an affront to Barrenjoey House and to the character, scale and grain of development in this important location and certainly does **not** make a positive contribution to or enhance the residential amenity, natural or built environment of Palm Beach.

Prof Richard West AM  
President