
From: Suzannah Plowman [REDACTED]
Sent: Tuesday, 4 April 2023 4:03 PM
To: Planning Panels - Northern Beaches
Subject: DA2022/0469

Categories: NBLPP

I would like to submit a formal objection to the above DA. The proposed development is entirely contrary to the village character of Barrenjoey Road, for its bulk and scale, as well as its proximity to the culturally and architecturally significant Barrenjoey House..

The proposal, adjacent to historic Barrenjoey House, does not comply with Pittwater Council's DCP D12.1 clause regarding 'spatial characteristics', 'enhancing the existing streetscape' and 'not dominating the streetscape'.

Further Council seems to have ignored the fact that the development is beside heritage listed Barrenjoey House, which the proposal would overwhelm it in height and length. I draw attention to Council's LEP Heritage Clause B1.2 'Development in the vicinity of heritage items – Developments in the vicinity of a heritage items are to be designed to respect and complement the heritage significance in terms of the building envelope, proportions, materials, colours and finishes, and building alignment.' The proposal contravenes that clause.

I also draw your attention to the Heritage Impact Statement written by Council's Heritage Advisor, Mr Robert Moore, 22 June 2022. The report was critical of many aspects of the proposal particularly of the third storey which is still in place on the amended plans. The building height, being higher than Barrenjoey House by 1.5m and far exceeding Council's 8.5m maximum must be rejected by Council or what precedent will that set?

In summary the issues are:-

- I. The proposal does not comply with Council's heritage and planning regulations
- II. The bulk and scale of the proposal would ruin the village character of Barrenjoey Road and Palm Beach
- III. The community is extremely concerned that this sort of development would set a totally unacceptable precedent for other large scale projects

Council must not approve this application in its current form and ensure the proposal is amended to comply with Council's own regulations, satisfy heritage standards and community expectations.

Yours sincerely,

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