
From: Kathryn Franco [REDACTED]
Sent: Sunday, 2 April 2023 9:23 AM
To: Planning Panels - Northern Beaches
Subject: Feedback regarding DA2022/0469 building adjacent Barrenjoey House at 1102 Barrenjoey Road
Categories: NBLPP

Good morning

I am writing to register my concerns about DA2022/0469 for the building adjacent Barrenjoey House at 1102 Barrenjoey Road, Palm Beach.

I write on behalf of myself and husband Alexei Mazin, as residents of Palm Beach.

We note the Planning Panel is reviewing resubmitted plans for 1102.

The resubmitted plans do not address the following-

- * 1102 Barrenjoey Road still exceeds the height of Barrenjoey House next to it. The total height and first level height still need to be moved down in keeping with Barrenjoey House.
- * The appearance of being oversized for its setting is exacerbated by the sheer size of the total building volume itself, which is much longer than Barrenjoey House. Hence with such a volume, it does not appear easily to be a sympathetic neighbouring building, and it is even more important for the developer to try much harder to align the building heights not just the wave lines.
- * Although underground parking is included for residents of the new building and some visitors, has there been a study of the traffic that goes to this area on an average summers day? It becomes extremely congested and turning into the car park will cause more traffic if there are not enough parking spots. A retail precinct of this size needs adequate parking, not just for a few people.
- * Stylistically Barrenjoey House is of 1930s architecture which is softer with white painted or rendered brick, and tile. Smaller windows and not expanses of glass, white frames and not dark metals. While we don't expect new developments to be a 100% retro match, the acceptance of this building by the community would probably be easier to gain if it really was respected with a more seaside, village scale and look. The current development application looks more reminiscent of a 1980s Queensland development. The use of timber and glass may be so, but the way it is used in the design emphasises its scale. Huge expanses of glass are mean and hard looking. They might be common for contemporary houses for some, but not next to Barrenjoey House. The dark window trims are nothing like the white window trims of Barrenjoey House. The use of stone is common in the area but not plastered along the facades. They may be details but these are aesthetics that locals care about in retaining a village feel all the way down to Avalon.
- * The retail level floor height could be lowered - no shops need ceilings that high because you can't stack products 3 metres up.
- * The huge timber posts could be more elegant, again they're just highlighting the scale and mass of the building which now dwarfs Barrenjoey House, and emphasising the presence of balconies that jut out. A balcony which is continuous or in 1 neat line would be more in keeping with the area and require fewer posts.
- * The set back should be in line with Barrenjoey House and not forward of it.. otherwise the original cannot be seen. This was hard to glean from the plans, apologies.

Lastly, I am struggling to understand what the commercial or retailing spaces will be used for. A similar building on Ocean Road has had empty commercial space for more than 2 years even though it has incredible street access and beach views. The spaces in this new proposed building at 1102 are enormous. They are not particularly open to the high street- they are sort of tucked in behind terrace seating areas. You can't walk into to each shop front as imagined. We are concerned this building could become a white elephant with unattractive interior commercial spaces that have no relationship to the passing foot traffic, and are not nearly as attractive as you'd want "village" feel shops or commercial spaces to be. And who is going to rent these large spaces? We don't even have enough corporations in the area to take up such a space. Smaller retail sized front-facing spaces are likely to have more positive impact on the streetscape and community and can house smaller enterprises such as cafes, creative businesses, homewares or fashion.

The possibility of this building looking too bulky, and too cold compared to neighbouring buildings, thus leaving it empty and lifeless in the long run, is of great concern to us. The apartments upstairs are not enough to justify its scale.

Yours Sincerely

Kathryn Franco
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