
From: Anna Maria Monticelli [REDACTED]
Sent: Monday, 3 April 2023 5:15 PM
To: Planning Panels - Northern Beaches
Cc: Miranda Korzy; Michael Gencher; Rory Amon; Michael Regan
Subject: DA2022/0469 Address: 1102 Barrenjoey Road, Palm Beach

Categories: NBLPP

Application No. DA2022/0469
Address: 1102 Barrenjoey Road, Palm Beach

To the planning panel,

Why is this submission period during the Easter holidays and the closing date on Monday April 10th? A public holiday. It does appear to be a deliberate ploy by all to once again bamboozle residents so that this monster get's through. This development is next to Barrenjoey House our iconic historic heritage building . It is the gateway into Pittwater.

Why do residents have to police over and over this same DA? Why do we pay such high wages to council management if they can't make good decisions for the area? You are supposed to be protecting us. The first time we were asked to comment on this DA no-one knew anything about it and when I complained to council one councillor said letters had gone to all residents in the area - which of course was not the case - the car parking spaces opposite Barrenjoey House was included in 'the residents notified'.

If every single person in Pittwater knew about this development there would be an uproar - if only they could find it on the web.

A reminder to the planning panel :

NBC Heritage Item No. 2270076.

B1.2 Heritage Conservation - Development in the vicinity of heritage items - Developments in the vicinity of a heritage item 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 current proposal has a roof ridge height 1.5 metres above the existing rono compliance with of ridge at Barrenjoey House. To achieve the desired future character of the neighbourhood, the DCP requires -

D12.1 – Pittwater DCP

To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing built and natural environment.

To enhance the existing streetscapes and promote a scale and density that is in scale with the height of the natural environment.

Buildings do not dominate the streetscape and are at 'human scale'. Within residential areas, buildings give the appearance of being two-storey maximum.

To have a development dominating and towering over such an iconic building as Barrenjoey House is in strong contrast to the future character of the locality and can ruin the visual care others have made in the vicinity.

Additionally, the front section of the Second floor is not compliant with the Local Environment Plan Building Height Control of 8.5 metres.

As the total building height of the proposed development currently dominates the building height of Barrenjoey House – the proposed development presents two areas of non-compliance

- Non compliance with LEP Building Height control
- Dominance in building bulk to an adjacent Heritage item

This Development Application should be assessed requiring full compliance with both the Pittwater DCP and LEP controls as a minimum standard with the heritage importance component.

With -

4.6 loop hole not allowed
'on merit 'not allowed

And more time for residents to 'Have their say'

Sincerely,

"

Anna Maria Monticelli

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