
From: Anne Spencer [REDACTED]
Sent: Sunday, 2 April 2023 12:34 PM
To: Planning Panels - Northern Beaches
Cc: Rory Amon Councillor
Subject: DA2022/0469 - objections!

Categories: NBLPP

Dear Panel,

In regards to this Development Application **DA2022/0469** -

It shows very little regard for NBC building regulations, any aesthetic to do with coastal communities and no regard for the proximity of a major heritage listed building landmark in Palm Beach/Pittwater.

Barrenjoey House - is one of the most iconic historic buildings in the Palm Beach locality, 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.



This proposed building certainly has been designed with no apparent thought to the scale, style or bulk of the heritage building it shares a boundary with- namely Barrenjoey House!

The current proposal has a roof ridge height 1.5 metres above the existing non-compliance with of ridge at Barrenjoey House. *In fact the design completely disregards the NBC heights limit regulations for any building on that location.*

Also, 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

This particular proposed building design shows little regard to the existing streetscape or heritage listed building next door. In style and proportions it looks like it should be being built as part of a Mid Western American Shopping Mall along a Mid Western State highway , not in the beautiful coastal enclave of Palm Beach, Sydney, adjacent to one of our few substantial heritage buildings still intact- opposite one of Pittwater's sandy beaches and iconic public wharf.

This DA should be totally rejected and the company sent back to the drawing board for a total redesign at a complying height!

Anne Spencer
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How we spend our days is how we spend our lives.
Annie Dillard.

Sent from my iPhone