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Subject: Online Submission

09/06/2021

MR Jorge Hrdina
5 Waratah rd ST
Palm Beach NSW 2108
jorge@jorgehrdina.com.au

RE: Mod2021/0203 - 1102 Barrenjoey Road PALM BEACH NSW 2108

Dear Sir

I Am seriously concerned at this completely inappropriate DA proposal at 1102 Barrenjoey Rd Palm Beach, for the following main reasons;

HEIGHT AND SCALE;

This proposal goes to RL 13.97 (AHD) which is some 11.630 meters above the ground level at the foot path.

This height would result in a breach of the DCP heigh (8.5M) control of some 3,130M! The DA drawings obfuscate the breach by only counting the height breach to the proposed parapet when in fact there are some nine structures proposed on the roof top.

Not withstanding a previous 'poor' approval with a breach, this proposal results in a massive and materially out of scale and context building.

HERITAGE and CONTEXT;

Barrenjoey house is a heritage listed item that provides Palm Beach with an Iconic reference point of significance not dissimilar to the the other major Icon being the heritage listed light house on Barrenjoey Headland

In my opinion this design in both massing, scale , facade treatment, form and materiality brutally dwarfs Barrenjoey house. There is absolutely no attempt at proportionally referencing Barrenjoey house in the proposal. the proposal is aggressive in form, particularly with the whole of the top story with its flat and unarticulated roof providing for an insensitive clash with the traditional pitched tiled roof of Barrenjoey house when placed alongside. How the commentary in the Sep 65 report suggests otherwise beggars belief.

CHARACTER AND DESIGN

Looking at the photo montage, one would be forgiven for thinking this building was being proposed somewhere along Military rd Neutral Bay.

There is very little if anything that speaks of a beach side Hamlet in the design of this blandly rendered building. There is so much potential to reference the pristine water of Barrenjoey beach across the road, there is also Gonsalves boat yard and slip with hulls and masts frequently out of the water as well as the quaint timber ferries taking passengers Coasters Retreat and the like. The Wharf itself is a fabulous structure worthy of referencing.

The facade is poorly articulated with no effort at using materials befitting a sea side village. There is just render and glass and then more render . One could well imagine some sandstone, timber cladding and a roof form broken up in scale to reflect the context.

NBC council have already taken a lead here with a great infrastructure upgrade in the foot path

connection from the Ferry wharf over the hill towards station Beach. Sandstone seats, hardwood screens and appropriate seaside contextual landscaping.

STREET LEVEL;

There is merit in alfresco dining at street level, but in this proposal the raised podium is largely divorced from public access by mean planter boxes and a single narrow stair.

CONCLUSION;

1/ This DA modification should not be assessed as a simple 'Modification' to a very old DA approval. It is a materially very different building to the original DA and substantially the same. Therefore it should be withdrawn and re-submitted as a new DA

2/ The proposal is enormous, dwarfing Barrenjoey house. A full three meters over the height limit is unconscionable.

3/ The proposal is contextually inappropriate. The design is mundane and of little architectural merit.

4/ Palm Beach is arguably one of Australia's major tourist destinations and as such its character should be preserved and protected.

Jorge Hrdina
Palm Beach