
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 29/09/2023 1:54:01 PM
To: DA Submission Mailbox
Subject: TRIMMED Online Submission

29/09/2023

MS Barb La Ganza
104b Powderworks RD
North Narrabeen NSW 2101

RE: DA2023/1289 1112 1116 Barrenjoey Road PALM BEACH NSW 2108

The breaches of main controls are

- Breach of height control of 8.5m without clause 4.6 height variation.
Breach of Palm Beach Locality statement which calls for 2 storey buildings (this is 5 stories) and a "seaside village feel".

- Breach of front and side setback controls

- Car spots proposed 22 vs the control of 29 in a very busy location with limited parking
Not sympathetic to the heritage items Barrenjoey House and Winten House
- Landscaping cover is less than 60pc cover, which isn't sufficient

And the relevant breaches of legislation are

1. Pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposed development is inconsistent with the provisions of Clause 4.3 Building Height of the Pittwater Local Environmental Plan 2014 as it is not considered to be compatible with the height and scale of surrounding development and does not minimise the adverse visual impact of development on the natural environment and heritage items.

2. Pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposed development is inconsistent with the provisions of Clause 5.10 Heritage Conservation of the Pittwater Local Environmental Plan 2014

3. Pursuant to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979 the proposal is inconsistent with Part D12 (Palm Beach locality) of the Pittwater 21 DCP

4. Pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979 the proposal is not considered to satisfactorily meet the relevant Design Quality Principles of SEPP 65.