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Sent: 22/10/2023 3:03:20 PM
To: DA Submission Mailbox
Subject: TRIMMED Online Submission

22/10/2023

MR Stuart Broad
11 Sunrise RD
Palm Beach NSW 2108

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

11 Sunrise Road, Palm Beach NSW 2108

The Chief Executive Officer
Northern Beaches Council
725 Pittwater Road
Dee Why NSW 2099

22nd October 2023

Attn: Mr Gareth David, Principal Planner

Dear Sir

Re: DA2023/1289

I am writing to express my opposition to the proposed development at 1112-1116 Barrenjoey Road, Palm Beach as set out in DA2023/1289. As a long term resident of Palm Beach I am very cognisant of the very "special" character of the suburb with its surfing beaches, Barrenjoey Headland, Ku-ring-gai National Park, the extensive waterways in Pittwater and the heritage listed buildings.

This doesn't mean that I oppose any developments in the area but it does mean that I expect all planned developments will fully and accurately comply with the planning documents put in place to manage appropriate developments, including SEPP 65 and the associated Apartment Design Guide (ADG), Northern Beaches Local Housing Strategy (LHS) and Pittwater LEP 2014 Objectives of the E1 zone - Local Centre. Adherence to these planning controls is essential to maintain the character of Palm Beach.

My opposition to this development is in several areas

1. Out of character with existing environment

DCP Control A4.12 identifies that developments should maintain a 'seaside-village' character. A 5 storey block of 3 bedroom apartments hardly meets this criteria. The proposed building is replacing 3 low-rise retail outlets - a small general store that provided coffee, groceries and

newspapers and other shops that have been restaurants in previous years

The proposed development does have 2 retail spaces, but significantly these are to be non-food. Based on utilisation of retail spaces further down Barrenjoey Road, these will have regularly revolving tenants hosting real estate offices; massage services; clothing shops; beauty salons; art galleries; and bric a brac outlets. Some of the customers of these spaces will be "walk-ins" from the ferry or 199 buses, but the majority will drive in a vehicle.

The proposed development provides no parking for retail customers. The solution of parking in the Pittwater Park parking area is not a feasible solution. This parking area is totally full most of the time there are no spots available. Similarly, adjacent streets are heavily used with very little parking in Palm Beach Road or Illuka Road during the summer period.

The parking situation in Pittwater Park is likely to be further exacerbated by the shortfall of proposed parking spaces under Council's DCP 2011 parking requirements. There is a 'shortfall' of 7 parking spaces, with the proposed development making provision for a total of 23 car parking spaces, comprising 14 residential parking spaces, 2 visitor parking spaces and 7 retail spaces (including a shared service bay and a disabled space)

Owners of the 7 units will qualify for 2 Northern Beaches parking permits and be able to park their cars indefinitely in Pittwater Park (south carpark). This long term use will get around the shortage of spaces in their building but reduce the number of spaces to other visitors.

A key criteria is the need for any plan to be sympathetic to the current environment which includes the heritage-listed Barrenjoey House and the established landscaped embankment running down to Mackay Reserve. The proposed development is not sympathetic to Barrenjoey House and viewing from Pittwater Park or the Ferry Terminal shows the building hides most of the escarpment. There is no attempt to recognize the key elements of the existing environment.

2 Non conformance with planning regulations

As stated above it is essential that developments planned in Palm Beach should substantially comply with planning regulations. The proposed development fails to comply in several key areas including:

Retail floor space the two shop (non food) premises have a combined floor space of 378 sqm, which is 68.5 sqm below the required commercial floor space for shop top housing. The simplest remedy would be to reduce the number of units so that the floor space ratio of units to shops complies with regulations. The restrictions on the use of the retail spaces does not provide an appropriate range of commercial uses as required under the objectives of the E1 zone;

Parking the 23 parking spaces in the basement is an under provision of 7 spaces. Again, the remedy should be to reduce the number of units so that the parking spaces comply;

Building Height developments in Northern Beaches are subject to a maximum building height of 8.5 metres as set out in the LEP. The proposed development has building heights of 10 metres across 3 of 5 levels which exceed the required heights by 17.6%. This is a major variation and cannot be accepted. The remedy is to lower the building height by removing the upper level which is keeping with the proposed remedies to fix parking and retail space issues.

3 Other concerns

Basement excavation - I am concerned that the basement excavation will result in a floor level that is lower than the water level in Pittwater. This means that water will constantly seep into the basement requiring a sophisticated (and fail-safe) pumping system to retain a dry environment. This water will mix with chemicals and contamination on the site which the geotechnical report has found to contain significant levels of asbestos, zinc, chromium, nickel and zinc.

This contaminated water will need to be pumped out, presumably running into Pittwater near Snapperman's Beach, which is a popular swimming beach for families.

Relocation of the bus stop and shelter the current bus stop location works very well being proximate to the pedestrian crossing which leads to the ferry wharf. This set up is important for families or backpackers who arrive by bus on their way to stay at Currawong Cottages or the youth hostel in Morning Bay. These visitors often have suitcases, eskies and backpacks to carry to the ferry, so the shorter the distance the better

Moving the bus shelter down to Barrenjoey House would impact the use of that restaurant with its tables set out on the pavement

In summary, the proposed development fails to tick too many of the boxes required for approval A 5 storey development of 7 x 3 bedroom apartments is requested with non conformance on retail floor space, building height and parking, amongst others. The building is out of character to the local 'seaside village' environment and would negatively impact residents and visitors to Palm Beach.

Any planned development for the site needs to be a smaller building with reduced in height and with a design that recognizes its proximity to Barrenjoey House.

I trust you will give my concerns due consideration.

Yours sincerely

Stuart Broad