

---

**From:** Annabelle Chapman  
**Sent:** 1/04/2023 6:38:06 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** DA2022/046 - 1102 BARRENJOEY ROAD PALM BEACH

### DA2022/046 - 1102 BARRENJOEY ROAD PALM BEACH

I am writing to give feedback to the above Development Application – Shop top housing adjacent to Barrenjoey House, Palm Beach.

I am an architect, a resident of Palm Beach, and have been a member of Palm Beach Surf Lifesaving Club for almost 40 years, volunteering as a lifesaver for the community.

I understand the current drawings on your website have been modified from the original submission, but I believe there is still more modification required to give adequate heritage consideration to Barrenjoey House - one of the most iconic historic buildings in the 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.***

The current proposal has a roof ridge height 1.5 metres above the existing non-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 desired future character of the locality, especially a development adjacent to Barrenjoey House. 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.

Regards

Annabelle



ANNABELLE CHAPMAN ARCHITECT PTY LTD<sup>11</sup>  
Reg No 4921 | ABN: 66 095 399 518  
Level 19, 100 William Street, Sydney, New South Wales 2000  
w: [achapmanarchitect.com.au](http://achapmanarchitect.com.au)<sup>11</sup>  
[facebook.com/AnnabelleChapmanArchitect](https://facebook.com/AnnabelleChapmanArchitect)