
Sent: 2/05/2022 3:16:59 PM
Subject: FISH & CHIP SHOP Submission DA Application No. 2022/0469
Attachments: FISH & CHIP SHOP.pdf;

Richard West



The Palm Beach & Whale Beach Association Inc.

www.pbwba.org.au | PO Box 2 Palm Beach NSW 2108

DA Application No 2022/0469

The Palm Beach and Whale Beach Association (PBWBA) sees no reason to relax the conditions that apply to the site of 1102 Barrenjoey Road (the Fish Shop).

The proposal clearly breaks the height limit; it doesn't fit at all in the context, is too bulky over the neighbouring sites, and the built typology is alien to Barrenjoey House in a gross manner.

Height:

The site has been manoeuvred into a sloping site...which it isn't, if the guide conditions for sloping sites is adhered to. The proponents then expects to have a variation on a variation to be over 10.00m. There isn't any justification for this. It sets an unjustifiable precedent for others to take advantage of locally.

Context and Design Quality:

There is no justification for the Statement of Environmental Effects to repeatedly state that the Quality of the design justifies the breaking of clear guidelines in the DCP and LEP. It is seriously flawed in both of these consideration. The typology of the built form is completely alien to Barrenjoey House, which is the most important building in the context. The scales are very different and 'exploded'. The form simplicity of Barrenjoey House has been ignored, with a series of verticals and floor to ceiling glazing ensuring that it cannot be compatible. Lining up parapets is a beginning but the rest of the

forms are out of control. The 'dormer' windows are completely out of scale.

Sloping Roof:

Appending out of scale sloping roof lines adds insult to injury. They are not the simple sloping roof line of Barrenjoey House but pieces of roof fitted between windows to justify the program. They cannot be justified to appear in context.

Bulk and program:

When the proponents laid out the elevations against Barrenjoey House they must have realised they had a problem. Barrenjoey House has a simple form suited to context and it has been drawn the way it is. A simple elegant shape. The proposal is no reflection of this and therein lies the problem. Our view is that the program is completely wrong for the site and must be prevented from seeing daylight.

How is it that the site is an apartment site anyway. Apartments have been prevented from entering the Palm Beach area up to the recent past. They create a different kind of precedent that is unwelcome to the community.

Traffic and Parking:

Parking underground is only physically sufficient, in number, for residents. There will be no parking for visitors or additional commercial parking, thereby exacerbating the already overparked area, helping to destroy the character of the existing facilities further.

Heritage:

The Heritage consultants are in error attempting to justify the overbuilding and flawed build form and an independent peer group heritage assessment is essential now.

This proposal should be rejected by the Council, the Independent Design Panel, and if necessary, The Land and Environment Court.

**Richard West AM
PRESIDENT
PBWBA**