
From: andrew benn
Sent: 29/07/2024 6:07:27 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Objection Letter : DA/2024/0868 (1158 Barrenjoey Rd Palm Beach)
Attachments: DA-2024-0868 Objection Letter.pdf;

Hi,

Please find attached our objection letter for the above mentioned property

Thank you
Andrew Benn
Director



Level 1, 123 Harris Street
Pymont NSW 2009
Nominated Architect: A Benn 8381



2020 AIA NSW Architecture Award Winner - [Palm Beach Blue](#)
2020 Horbury Hunt Residential Award Winner - [Henley Clays](#)
2019 AIA NSW Architecture Awards Commendation - [Balmain Rock](#)
2019 HOUSES National Award Winner - [Balmain Rock](#)
2014 AIA NSW Architecture Award Winner - [Balmain Pair](#)

29th July 2024

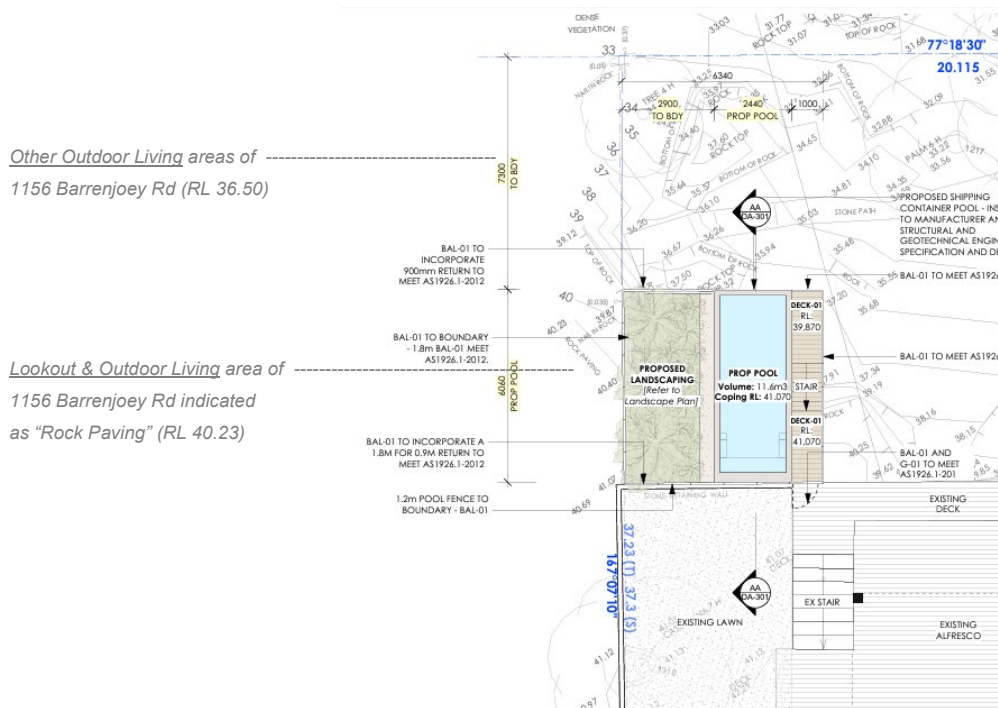
DA/2024/0868 : Objection Letter

Dear Sir / Madam,

On behalf of the owner of 1156 Barrenjoey Rd Palm Beach, Richard Benn, we are raising objections to DA/2024/0868 currently under assessment by Council. Our concerns relate to the excessive bulk and scale of the proposal, along with the impacts to privacy and views at 1156 Barrenjoey Rd.

Please note the following details.

- Northern edge of proposed pool & landscape platform is elevated +5m above natural ground (+6m including balustrades)
- Northern edge of proposed pool & landscape platform significantly extends beyond the northern edge of the *Lookout & Outdoor Living* area of 1156 Barrenjoey Rd (identified as "Rock Paving" in plan below)
- The proposed pool & landscape platform is elevated 840mm above the *Lookout & Outdoor Living* area at 1156 Barrenjoey Rd.
- The proposed boundary fence is 1.8m above a pool & landscape platform of RL 41.07, which will be 2.64m above the *Lookout & Outdoor Living* area at 1156 Barrenjoey Rd. View loss from 1156 Barrenjoey Rd to Palm Beach will therefore be severe.
- The proposed landscape platform continues along the boundary at RL 41.07 whilst the natural ground drops to RL 39.00. This creates a +2m high boundary wall – which when combined with the 1.8m high fence on top, creates a vertical face of nearly 4m directly along the boundary
- Northern edge of pool & landscape platform overlooks *Other Outdoor Living* areas of 1156 Barrenjoey Rd (noted in plan below)



Screenshot of proposed ground plan, dwg DA-110

Kind regards,
 Andrew Benn
 Director Benn + Penna Architects