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**From:** [REDACTED]  
**Sent:** 7/11/2024 10:41:40 AM  
**To:** Council Northernbeaches Mailbox  
**Cc:** Ted Campbell; VC; Adam Rytenskild; Brendon Barry  
**Subject:** TRIMMED: DA 2023/1289; 1112 - 1116 BARRENJOEY ROAD PALM BEACH NSW 2108 RAW MONTAGES  
**Attachments:** VP1-Objection DA2023\_1289-Photomontage of proposed-B.pdf;

**Att: NBC DEVELOPMENT ASSESSMENT: STEVEN FINDLAY**

LAND & ENVIRONMENT COURT PROCEEDINGS NO. 2023/00465007

PROPERTY: [1112 - 1116 BARRENJOEY ROAD PALM BEACH NSW 2108](#)

APPLICANT: PALMDEV PTY LTD

RESPONDENT: NORTHERN BEACHES COUNCIL

PROPOSAL: CONSTRUCTION OF A SHOP TOP HOUSING AT 1112-1116 BARRENJOEY ROAD, PALM BEACH

DA 2023/1289

Please find attached a copy of RAW View Impact Montages on the above proposal.

Kind regards,

Bill Tulloch BSc[Arch]BArch[Hons1]UNSW RIBA Assoc RAIA  
DA Objection Pty Ltd  
Director  
[REDACTED]



## R.A.WALLS CONSTRUCTIONS

Builders Lic.No:211785C

Qualified Supervisor & Clerk of Works

6 November 2024

T. Campbell  
21A Palm Beach Rd  
Palm Beach. NSW 2108

**RE: Objection to 1112-1116 Barrenjoey Rd, Palm Beach:  
DA2023/1289:**

Dear Ted,



Please find attached the following view corridor photomontage:

View Point 1: View Corridor Photomontage from 21A main living deck/terrace:

1. View reference plan showing where photograph taken from.
  - a. Centre of camera at 1.6M above terrace floor level.
  - b. Photograph of tripod location.
2. Photograph of existing view.
  - a. Photograph Ref:0324 taken 3rd November 2023 at 10:40am with 24mm focal length (35mm equivalent).
3. Photograph with proposed No.1112-1116 Barrenjoey Rd development overlaid as a red outline.
4. Photograph with proposed No.1112-1116 Barrenjoey Rd development overlaid as a 50% transparency with 3D landscaping height poles included. Plant screen RL17.350 indicated.
5. Photograph with proposed No.1112-1116 Barrenjoey Rd development overlaid as a 50% transparency with 3D landscaping included:-
  - a. Vegetation greater than 8M high as 3D computer height poles overlaid with indicative spread:-
    - i. 10 x Banksia Integrifolia (10-25M high):
      - [https://en.wikipedia.org/wiki/Banksia\\_integrifolia](https://en.wikipedia.org/wiki/Banksia_integrifolia)
      - <https://plantnet.rbgsyd.nsw.gov.au/cgi-bin/NSWfl.pl?page=nswfl&lvl=sp&name=Banksia~integrifolia>
      - <https://plantselector.botanicgardens.sa.gov.au/Plants/Details/885>
    - ii. 3 x Cupaniopsis Tuckeroo (10-15M high):
      - <https://www.evergreentrees.com.au/products/cupaniopsis-anacardioides>
      - <https://www.gardeningwithangus.com.au/cupaniopsis-anacardioides-tuckeroo/>
    - iii. 18 x Cyathea Cooperi (10-12M high):
      - <https://plantnet.rbgsyd.nsw.gov.au/cgi-bin/NSWfl.pl?page=nswfl&lvl=sp&name=Cyathea~cooperi>
      - <https://www.egardens.com.au/tree-fern>
      - [https://www.gardenonline.com.au/gardenshed/plantfinder/show\\_1598.aspx](https://www.gardenonline.com.au/gardenshed/plantfinder/show_1598.aspx)
    - iv. 11 x Giant Strelitzia (9-10M high):
      - <https://www.gardenia.net/plant/strelitzia-nicolai>
      - <https://bamboosouthcoast.com.au/product/giant-bird-of-paradise/>
      - <https://qualityplantsonline.com.au/products/strelitzia-nicolai-giant-bird-of-paradise>

Cont/d....2

Shadow Diagrams \* Photomontages \* View Corridor Analysis \* 3D Building Envelopes \* Drafting  
Land & Environment Court Appeals \* Council D.A.'s \* Objections \* Structural Steel Working Drawings  
[www.photomontages.com.au](http://www.photomontages.com.au) \* 8a Corang Road, Westleigh, NSW 2120 \* [www.rawalls.com](http://www.rawalls.com)



## R.A.WALLS CONSTRUCTIONS

Builders Lic.No:211785C  
Qualified Supervisor & Clerk of Works

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View Corridor Photomontage

November 6, 2024

Objection to 1112-1116 Barrenjoey Rd, Palm Beach DA2023/1289:

v. 3 x Livistona Australis Cabbage Tree Palm (20-30M high):

- <https://www.nationalparks.nsw.gov.au/plants-and-animals/cabbage-palm>
- <https://eastcoastpalms.com.au/products/cabbage-tree-palm>

vi. 8 x Tristaniopsis Luscious Water Gum (12-15M high):

- <https://www.gardeningwithangus.com.au/tristaniopsis-laurina-water-gum/>
- <https://www.ozbreed.com.au/plant-ranges/advanced-trees/luscious-tristaniopsis-is-a-tree-with-shiny-foliage-and-makes-a-great-native-alternative-to-magnolia-advanced-trees-range/>

vii. 1 x Ivory Curl Flower (30M high):

- [https://www.australianplantsonline.com.au/buckinghamia-celsissima-ivory-curl-flower.html?srsId=AfmBOooryJ0Q\\_Nl0SMMB0J38HNoWn9psB2rlhZg7Zd1ZiZQPlw6dQjvM](https://www.australianplantsonline.com.au/buckinghamia-celsissima-ivory-curl-flower.html?srsId=AfmBOooryJ0Q_Nl0SMMB0J38HNoWn9psB2rlhZg7Zd1ZiZQPlw6dQjvM)
- [https://anpsa.org.au/plant\\_profiles/buckinghamia-elsissima/](https://anpsa.org.au/plant_profiles/buckinghamia-elsissima/)

viii. 2 x Dwarf Apple (8M high):

- <https://www.specialitytrees.com.au/trees/angophora-hispida-zpofi?srsId=AfmBOopitJLAhSdwmiZ1PNROXQ-CAM94wYMoxTO-ifDQvxOQPLyNYW3B>

6. Photograph with proposed No.1112-1116 Barrenjoey Rd development overlaid as a 3D solid block computer model.
7. Verification Photomontage
  - a. Photograph with 3D computer model of existing surveyed elements overlaid as a 50% transparency. Matching surveyed RL's (AHD) and elements indicated.

### Information and equipment used to create 3D computer model:

1. Site visit 3<sup>rd</sup> Novemeber, 2023. Measurements taken of tripod locations and No.21A Palm Beach Rd deck, pool and spa.
2. 3D computer model of existing development:-
  - a. Beveridge Williams Surveyors Survey Ref:2101343 Rev:E, dated 03/06/2024:-
    - i. No.1120 and 1112-1118 Barrenjoey Rd,
    - ii. No.21A Palm Beach Rd, and
    - iii. Pittwataer Park play area and trees.
3. 3D computer model of proposed development:-
  - a. Koichi Takada Architects S34 Drawings Rev:F, dated 23/09/2024.
4. NSW Lands Dept. Spatial Information:-
  - a. Jetties, jetty buildings, shoreline
5. Camera equipment used:-
  - a. Canon EOS 6D Mark II Digital SLR full frame camera (1:1)
  - b. Canon 24mm-70mm lens set at 50mm focal length.
  - c. Tripod set to height of 1600mm to centre of camera.

Cont/d....3

Shadow Diagrams \* Photomontages \* View Corridor Analysis \* 3D Building Envelopes \* Drafting  
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[www.photomontages.com.au](http://www.photomontages.com.au) \* 8a Corang Road, Westleigh, NSW 2120 \* [www.rawalls.com](http://www.rawalls.com)



## R.A.WALLS CONSTRUCTIONS

Builders Lic.No:211785C  
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View Corridor Photomontage

November 6, 2024

Objection to 1112-1116 Barrenjoey Rd, Palm Beach DA2023/1289:

Software Package: Caddsmen Architect V4.5 Licensed to: R A Walls Constructions  
Additional add-ons: BHP Sections and Merchant Bar (Structural Steel) and AS.1163 Hollow Sections  
Adobe Photoshop CS2, Adobe Elements 2023

The Caddsmen 3D engineering software package was written for the ADF in Adelaide in the early 1980's which has since developed to include architecture. We have been using this Australian 3D software package successfully for LEC and Councils since 1987, providing accurate 3D models for the purpose of providing detailed and accurate shadow diagrams, perspectives and photomontages.

The method we use in the construction of a photomontage is unique to this company. A 3D computer model of existing buildings and elements are drawn up per digital survey information and site measurements and then overlaid onto the photograph. The position and aspect of the 3D model is then checked with the same elements in the photograph. These surveyed elements consist of Ridge/parapet RL's, Gutter RL's, building footprints, boundary fences, surveyed power poles and sign posts. These items become the test points for "proof of positioning". The proposed development is then simply switched on. Vegetation, red outlines, transparencies and view gained edits are produced in Adobe Photoshop on separate layers to CAD model.

Photographs were taken from various locations. Consideration for location selection was based upon:-

- Line of sight to significant heritage or environmental values.
- Line of sight to existing significant water views and shoreline.
- Locations which have views shared from multiple living areas such as living rooms and studies on both levels.
- The photographs used represent a position that was accessible, where surveyed RLs were available and where surveyed elements were visible for proof of positioning.

The attached photomontages are a reasonable indication of the extent of impact on the existing view corridors. We further state herewith, that there has been no distortion through digital manipulation in **any** form.

Yours sincerely,

Pam Walls



**VIEW REFERENCE PLAN**  
**View Point 1**

Photograph Ref:0324 taken 3 November 2023 at 10:40am with 24mm(35mm equivalent) focal length



Photograph taken from this location  
Centre of camera 1.6M above deck level



**View Reference Plan**

**View from 21A Palm Beach Rd, Palm Beach main living deck**  
**Objection to 1112-1116 Barrenjoey Rd, Palm Beach-DA2023/1289**

Photomontage by Pam Walls  
Based on Beveridge Williams Surveyors:Survey Ref:2101343 Rev:e-3/06/2024  
Koichi Takada Architects S34 Drawings Rev:F-23/09/2024



**EXISTING VIEW**  
**View Point 1**

Photograph Ref:0324 taken 3 November 2023 at 10:40am with 24mm(35mm equivalent) focal length

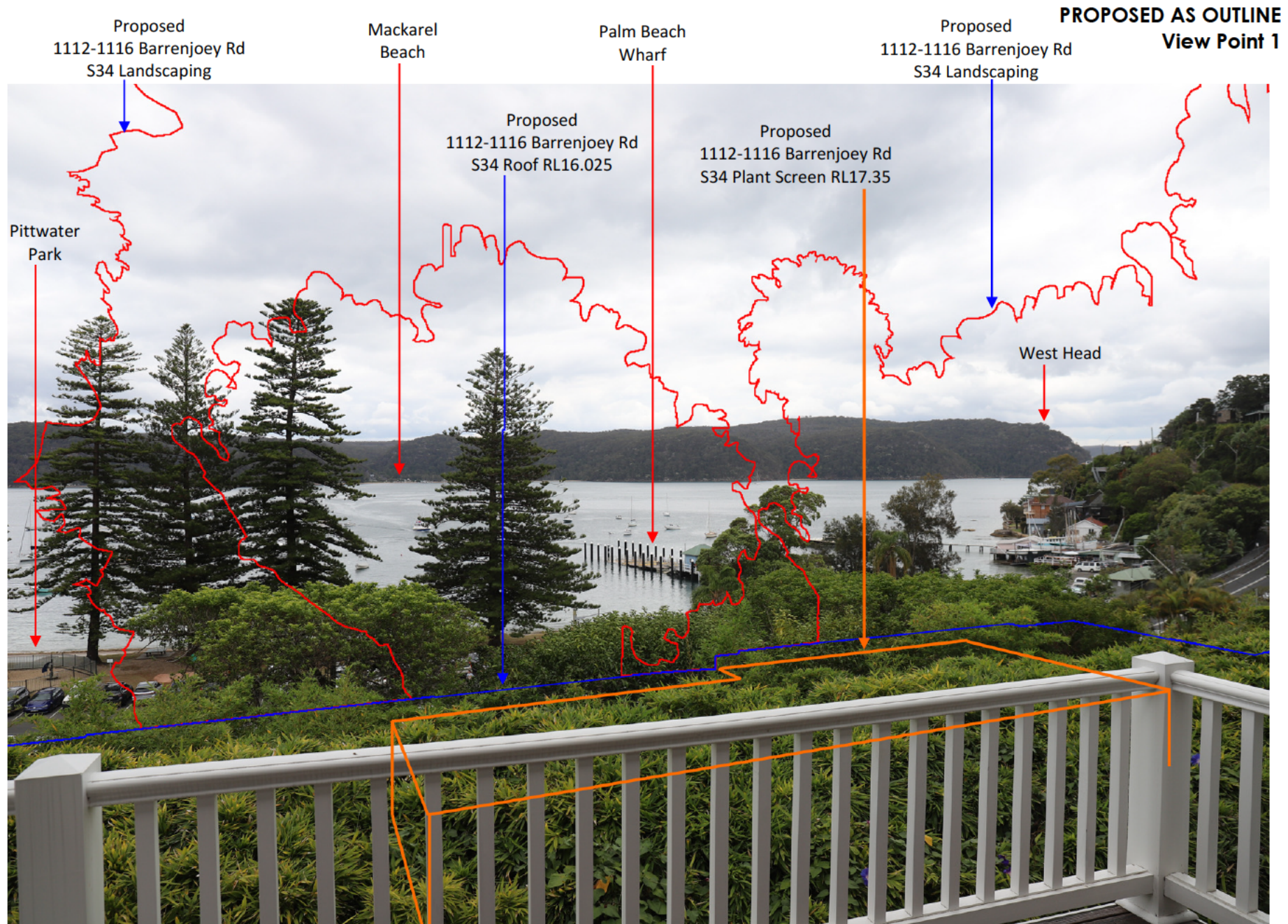


Photomontage by Pam Walls  
Based on Beveridge Williams Surveyors:Survey Ref:2101343 Rev:E-3/06/2024  
Koichi Takada Architects S34 Drawings Rev:F-23/09/2024

**Photograph of existing view**  
**View from 21A Palm Beach Rd, Palm Beach main living deck**  
Objection to 1112-1116 Barrenjoey Rd, Palm Beach-DA2023/1289



Photograph Ref:0324 taken 3 November 2023 at 10:40am with 24mm(35mm equivalent) focal length



Photomontage by Pam Walls

Based on Beveridge Williams Surveyors:Survey Ref:2101343 Rev: E-3/06/2024

Koichi Takada Architects S34 Drawings Rev: F-31/07/2024

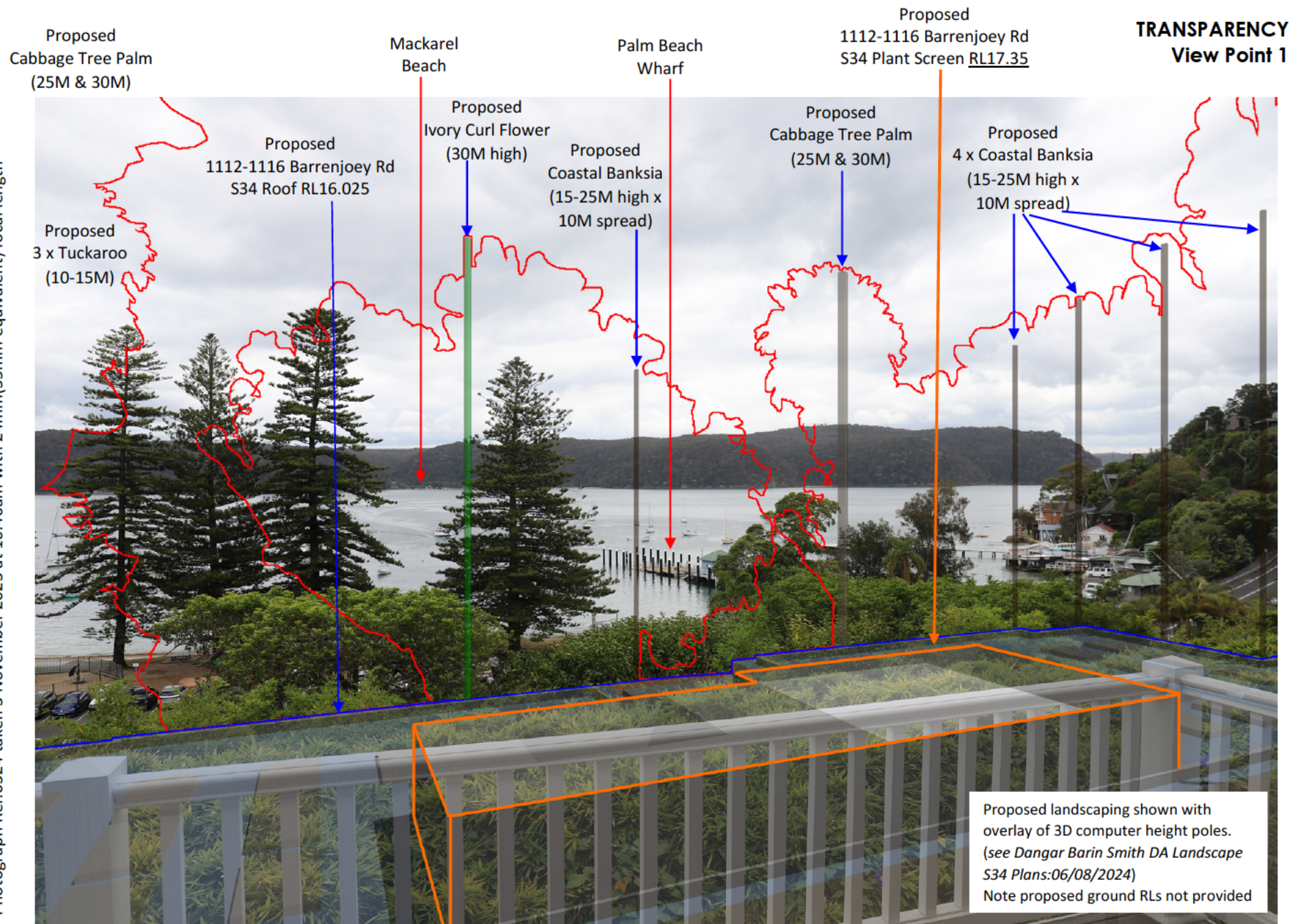
View with 3D model of proposed 1112-1116 Barrenjoey Rd overlaid as a red & blue outline

View from 21A Palm Beach Rd, Palm Beach main living deck

Objection to 1112-1116 Barrenjoey Rd, Palm Beach-DA2023/1289



Photograph Ref:0324 taken 3 November 2023 at 10:40am with 24mm(35mm equivalent) focal length



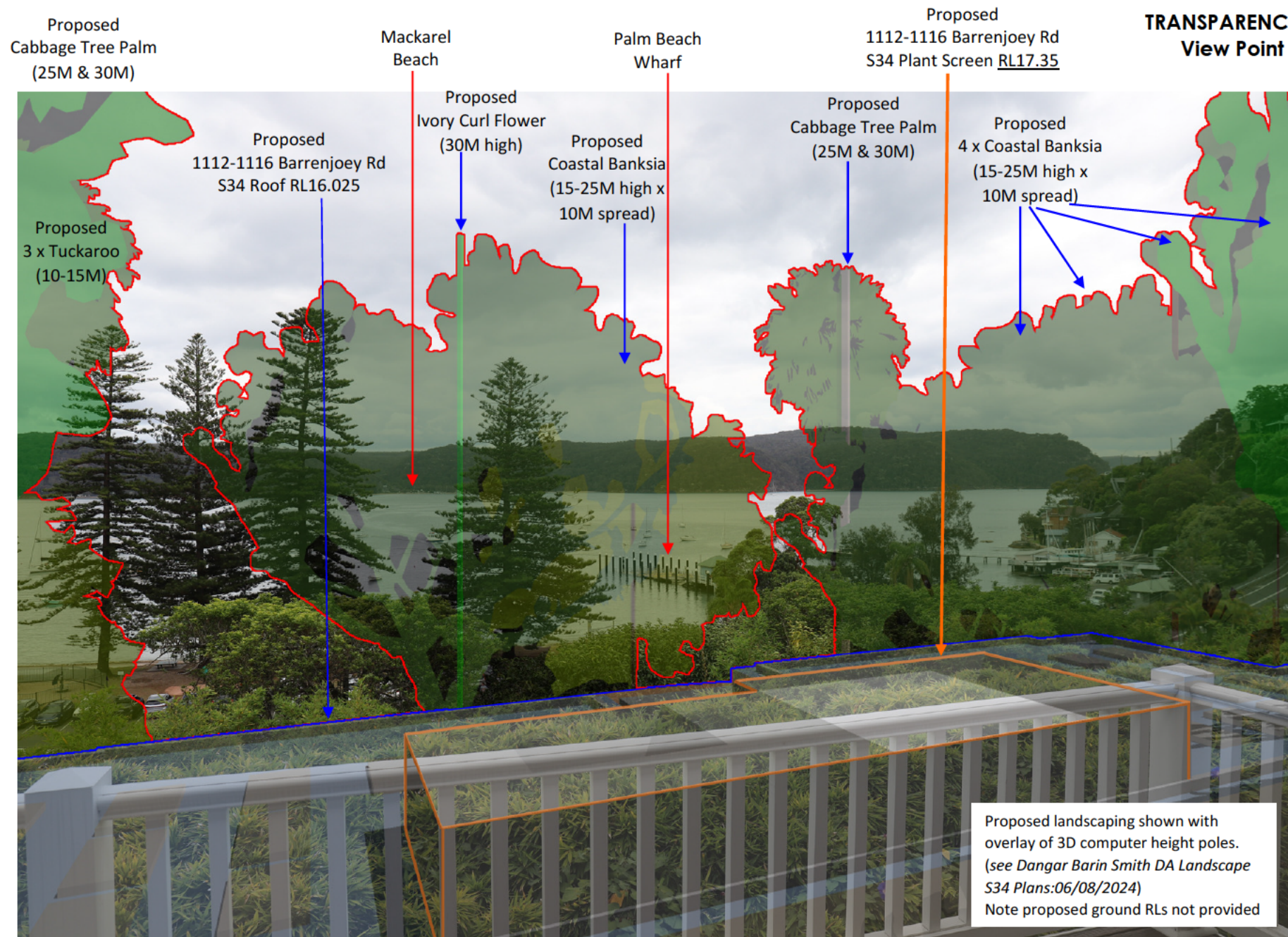
Photomontage by Pam Walls  
Based on Beveridge Williams Surveyors:Survey Ref:2101343 Rev:E-3/06/2024  
Koichi Takada Architects S34 Drawings Rev:F-23/09/2024

**View with 3D model of proposed 1112-1116 Barrenjoey Rd overlaid as 50% transparency**  
**View from 21A Palm Beach Rd, Palm Beach main living deck area**  
**Objection to 1112-1116 Barrenjoey Rd, Palm Beach-DA2023/1289**



Photograph Ref:0324 taken 3 November 2023 at 10:40am with 24mm(35mm equivalent) focal length

**TRANSPARENCY  
View Point 1**



Photomontage by Pam Walls  
Based on Beveridge Williams Surveyors:Survey Ref:2101343 Rev:E-3/06/2024  
Koichi Takada Architects S34 Drawings Rev:F-23/09/2024

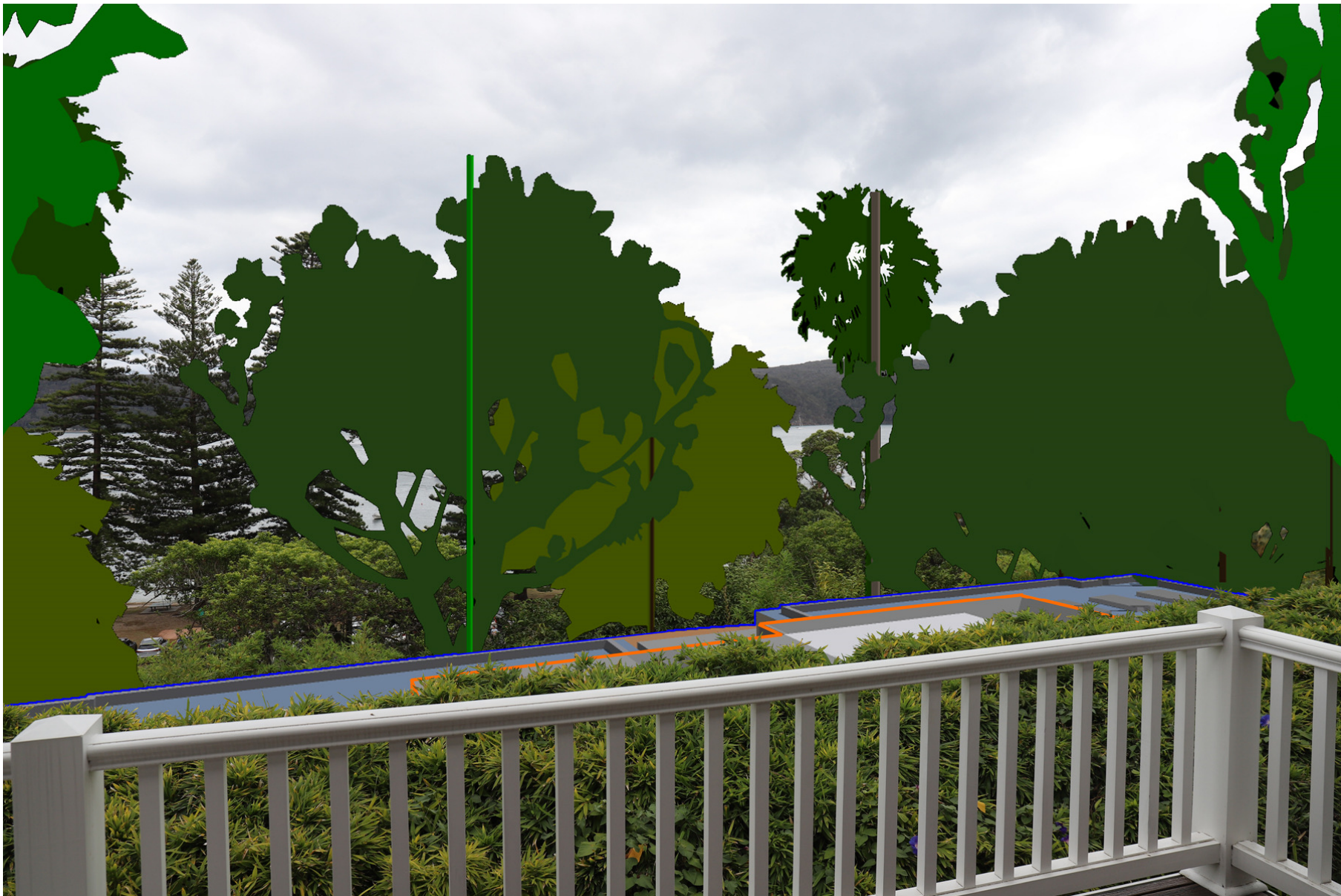
**View with 3D model of proposed 1112-1116 Barrenjoey Rd overlaid as 50% transparency**

**View from 21A Palm Beach Rd, Palm Beach main living deck**  
**Objection to 1112-1116 Barrenjoey Rd, Palm Beach-DA2023/1289**



PROPOSED DA  
View Point 1

Photograph Ref:0324 taken 3 November 2023 at 10:40am with 24mm(35mm equivalent) focal length



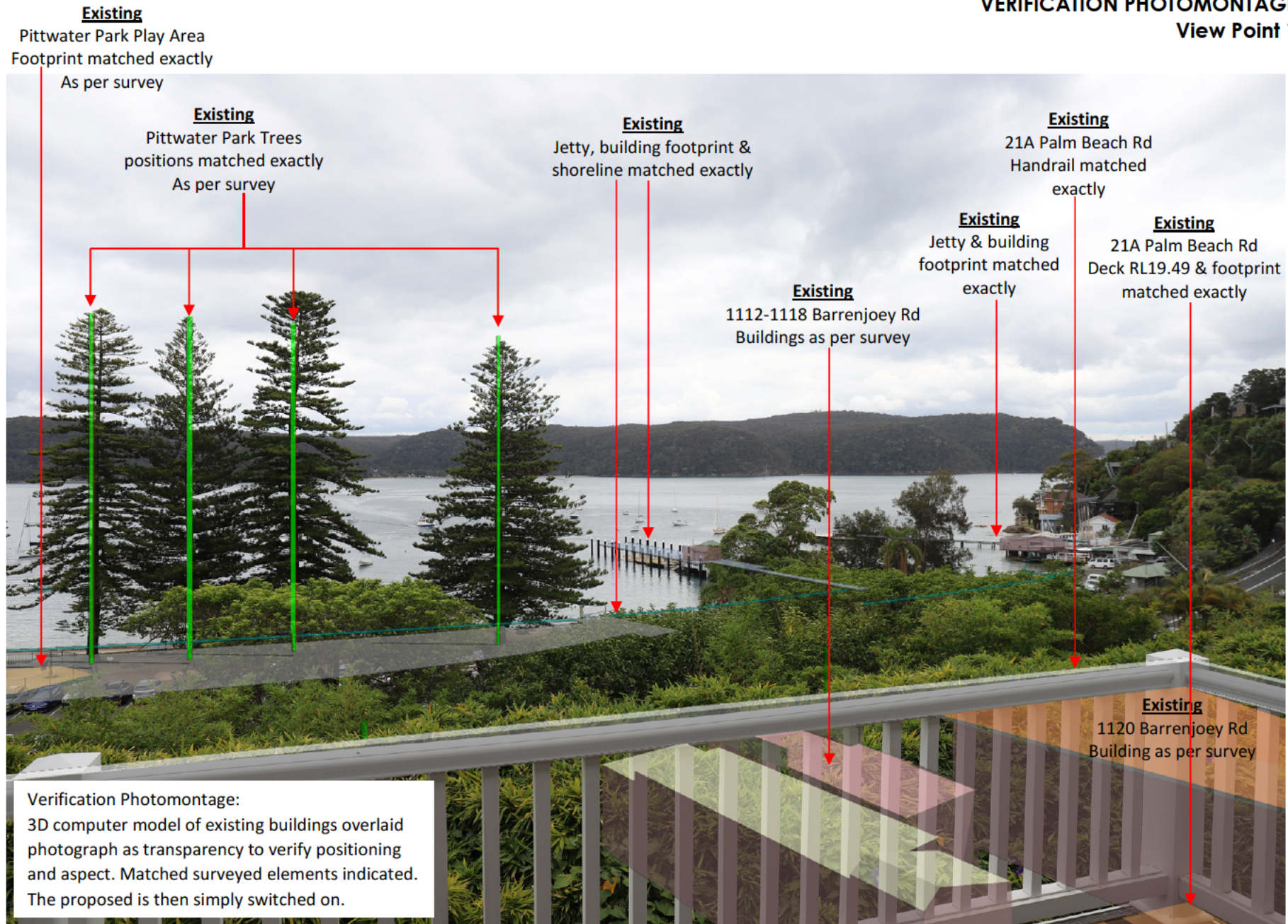
Photomontage by Pam Walls  
Based on Beveridge Williams Surveyors:Survey Ref:2101343 Rev:E-3/06/2024  
Koichi Takada Architects S34 Drawings Rev:F-23/09/2024

**View overlaid with 3D solid block computer model of proposed 1112-1116 Barrenjoey Rd**  
**View from 21A Palm Beach Rd, Palm Beach main living deck**  
Objection to 1112-1116 Barrenjoey Rd, Palm Beach-DA2023/1289



# VERIFICATION PHOTOMONTAGE View Point 1

Photograph Ref:0324 taken 3 November 2023 at 10:40am with 24mm(35mm equivalent) focal length



Verification Photomontage by Pam Walls  
Based on Beveridge Williams Surveyors:Survey Ref:2101343 Rev:E-3/06/2024  
Koichi Takada Architects S34 Drawings Rev:F-23/09/2024

**View with 3D model of existing development overlaid as 40% transparency**  
**View from 21A Palm Beach Rd, Palm Beach main living deck**  
Objection to 1112-1116 Barrenjoey Rd, Palm Beach-DA2023/1289