

### 3. built form

The built form has responded to the site constraints including slope, zone transition and proximity to items of heritage significance. This has been reflected particularly in the generous front building line the proposal would have to Barrenjoey Road, reduced site disturbance, and a built form that steps down with the site's topography.

The height of the building would ensure retention of views enjoyed by existing properties located at the rear of the site. The building height and bulk would also be reduced by the provision of landscaping that would be accommodated in the deep soil zone within the front building line.

The proposal also contributes significantly to the public domain by providing a generous public podium area that would enable local residents and visitors to utilise this area as a meeting point or waiting area for the bus or ferry services.

The internal amenity provided, particularly to the residential units, would be of a high standard. The unit depth and distance between openings in the external walls would ensure excellent natural cross ventilation and ample penetration of natural light. The provision of shading devices to account for the site's exposure to the western sun would also assist in maintaining a high level of residential amenity.



sept. 09	A	da	* sepp 05 review
date	issue		
<b>amendments</b>			

palm beach village

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