
From: [REDACTED]
Sent: 20/11/2023 7:04:46 PM
To: Council Northernbeaches Mailbox
Cc: Ted Campbell
Subject: DA 2023 1289 1112-1116 BARRENJOEY ROAD PALM BEACH WRITTEN
SUBMISSION: LETTER OF OBJECTION SUBMISSION: TULLOCH
Attachments: 1102 CAMPBELL MONTAGE SUBMISSION.pdf;

Kind regards,

Bill Tulloch BSc[Arch]BArch[Hons1]UNSW RIBA Assoc RAIA
[REDACTED]

SUBMISSION

a written submission by way of objection

BILL TULLOCH BSC [ARCH] BARCH [HONS1] UNSW RIBA Assoc RAIA

prepared for

TED CAMPBELL, 21A PALM BEACH ROAD PALM BEACH

20 NOVEMBER 2023

NORTHERN BEACHES COUNCIL
725 PITTWATER ROAD,
DEE WHY
NSW 2099

council@northernbeaches.nsw.gov.au

RE: DA 2023 1289
1112-1116 BARRENJOEY ROAD PALM BEACH
WRITTEN SUBMISSION: LETTER OF OBJECTION
SUBMISSION: TULLOCH

Dear Sir,

This document is a written submission by way of objection lodged under Section 4.15 of the EPAA 1979 [the EPA Act].

I have been instructed by my client to prepare an objection to this DA.

I refer Council to a Joint Submission dated 18 October 2023 from myself, where I raised:

- IMPACTS UPON ADJOINING PROPERTIES: ADVERSE VIEW LOSS IMPACTS
- IMPACTS UPON ADJOINING PROPERTIES: VIEW LOSS CAUSED BY POOR STRATEGIC POSITIONING OF TREE CANOPY

My client has commissioned view loss montages prepared by Pam Walls.

Council will note the following:

1. There are adverse view loss impacts caused by the proposed non-compliant built form. The loss is of the beach and land/water interface to Pittwater.

2. There are adverse view loss impacts caused by the proposed tree canopy.

The composite view loss is at the 'severe' level of impact.

To resolve this matter, I contend that the Height of Building must not exceed 8.5m, and landscape species over 8.5m must be deleted from the Landscape Plan and replaced with species that do not exceed 8.5m in height.

Council will note that the Applicant had identified NO VIEW LOSS within the Architectural Set of Drawings, nor within the SEE.

Council will also note that no height poles have been erected, for the non-compliant built form or the excessive tree canopy.

I refer Council back to my earlier contention in this matter.

On these grounds, I contend Council have grounds for refusal of this DA.

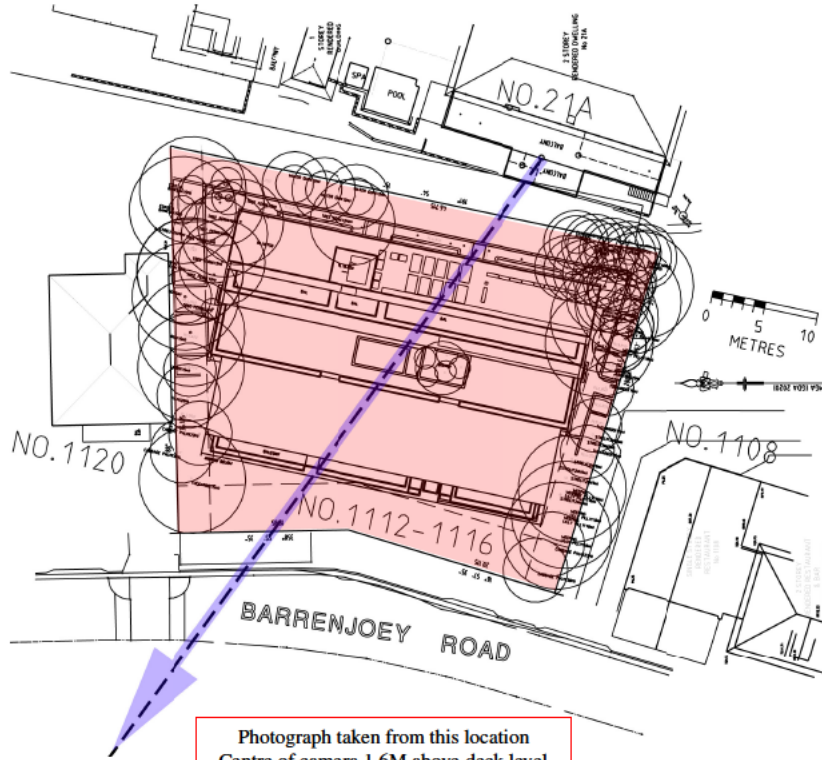
Council will also note the unacceptable visual outcome to the highly used zones within my client's property, by the extensive zones of proposed Roof Mechanical Plant. I contend that a large portion of the proposed plant can be relocated to ground floor and to the basement to areas. Council will note that an 8.5m HOB built form greatly assists in obscuring the remaining roof top plant. A more compliant Rear Setback would also greatly assist with this poor outcome.

I attach Pam Walls montages, that have been prepared under the guidelines laid down by NSWLEC.

VIEW REFERENCE VP 1

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



Photomontage by Pam Walls
Based on Beveridge Williams Surveyors: Survey Ref: 2101343 Rev: D-24/08/2023
Koichi Takada Architects DA Drawings Rev: C-24/08/2023

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

EXISTING & PROPOSED (Wire Frame) VP 1

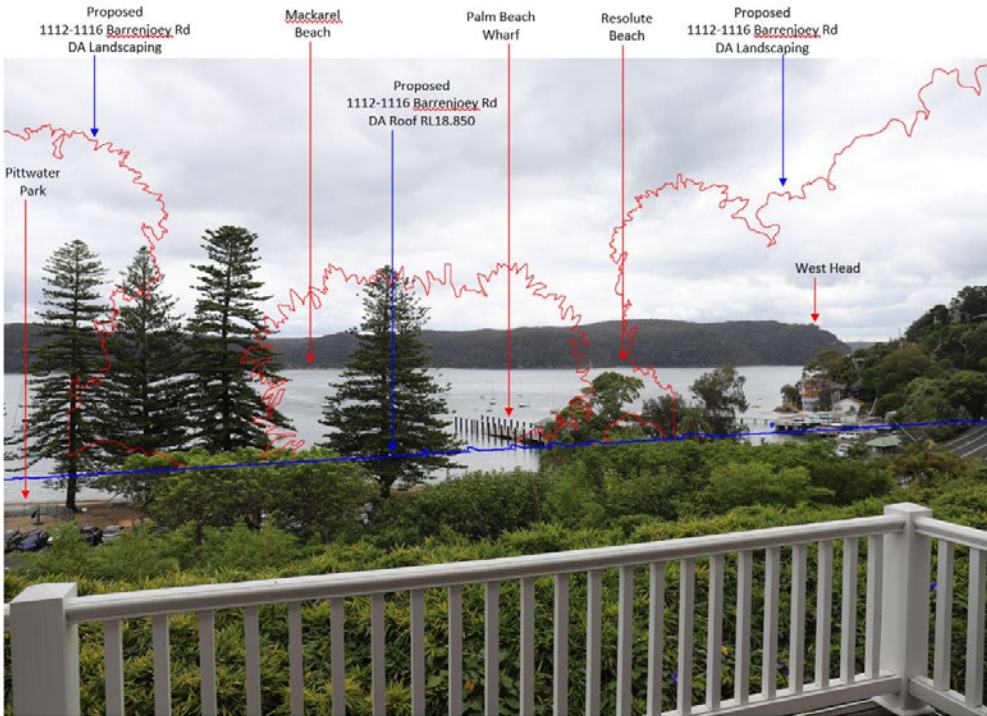
View Point 1

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:D-24/08/2023
Koichi Takada Architects DA Drawings Rev:C-24/08/2023

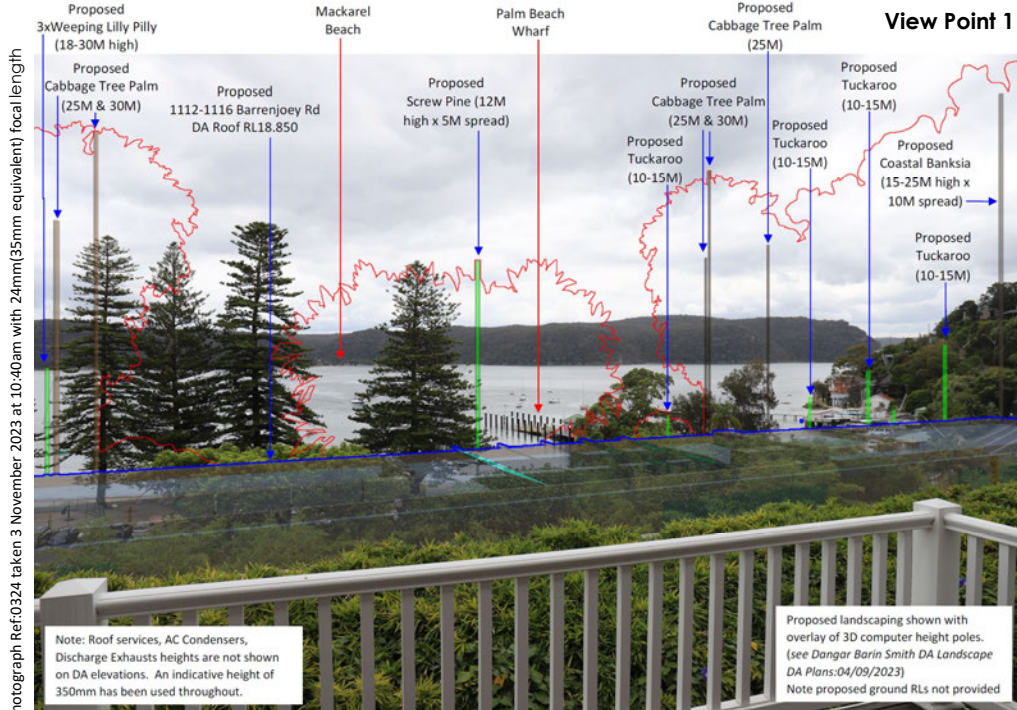
Photograph of existing view
View from 21A Palm Beach Rd, Palm Beach main living deck
Objection to 1112-1116 Barrenjoey Rd, Palm Beach-DA2023/1289



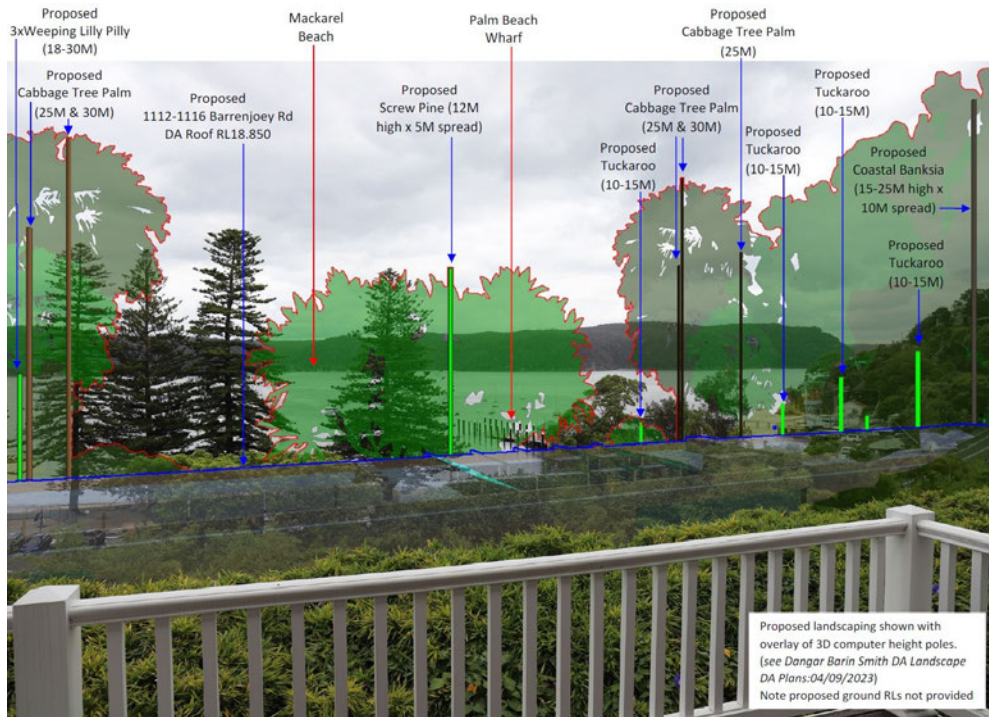
Photomontage by Pam Walls
Based on Beveridge Williams Surveyors:Survey Ref:2101343 Rev:D-24/08/2023
Koichi Takada Architects DA Drawings Rev:C-24/08/2023

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

TRANSPARENCY (Wire Frame) VP 1



Photomontage by Pam Walls **View with 3D model of proposed 1112-1116 Barrenjoey Rd overlaid as 50% transparency**
 Based on Beveridge Williams Surveyors:Survey Ref:2101343 Rev:D-24/08/2023 **View from 21A Palm Beach Rd, Palm Beach main living deck**
 Koichi Takada Architects DA Drawings Rev:C-24/08/2023 **Objection to 1112-1116 Barrenjoey Rd, Palm Beach-DA2023/1289**



Photomontage by Pam Walls **View with 3D model of proposed 1112-1116 Barrenjoey Rd overlaid as 50% transparency**
 Based on Beveridge Williams Surveyors:Survey Ref:2101343 Rev:D-24/08/2023 **View from 21A Palm Beach Rd, Palm Beach main living deck**
 Koichi Takada Architects DA Drawings Rev:C-24/08/2023 **Objection to 1112-1116 Barrenjoey Rd, Palm Beach-DA2023/1289**

PROPOSED & VERIFICATION PHOTOMONTAGE VP 1

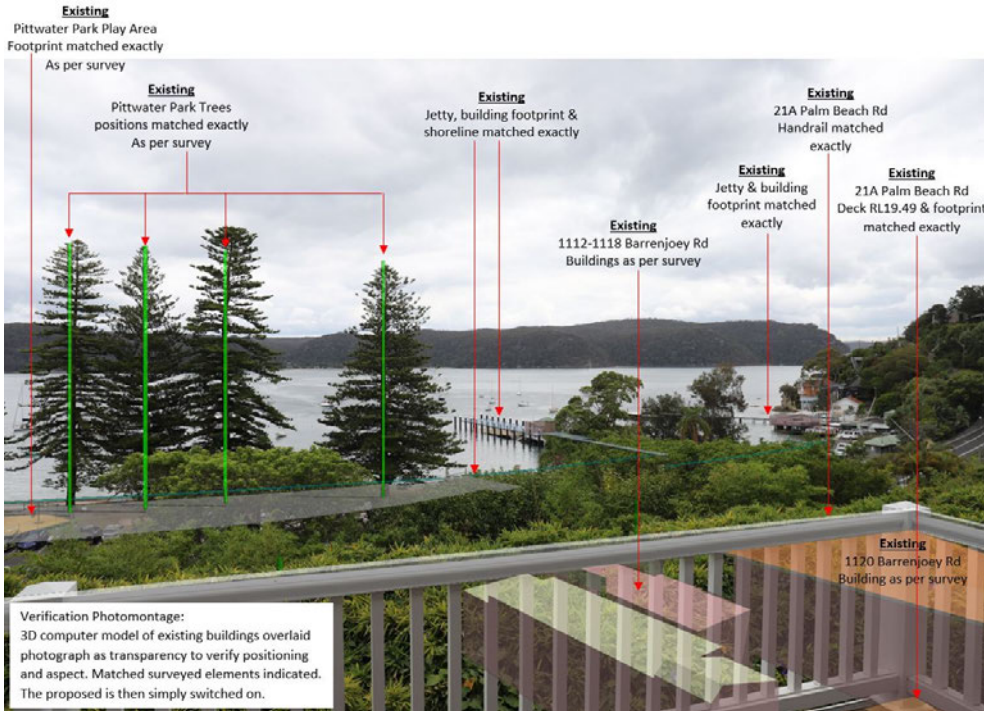
View Point 1

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:D-24/08/2023
 Koichi Takada Architects DA Drawings Rev:C-24/08/2023

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



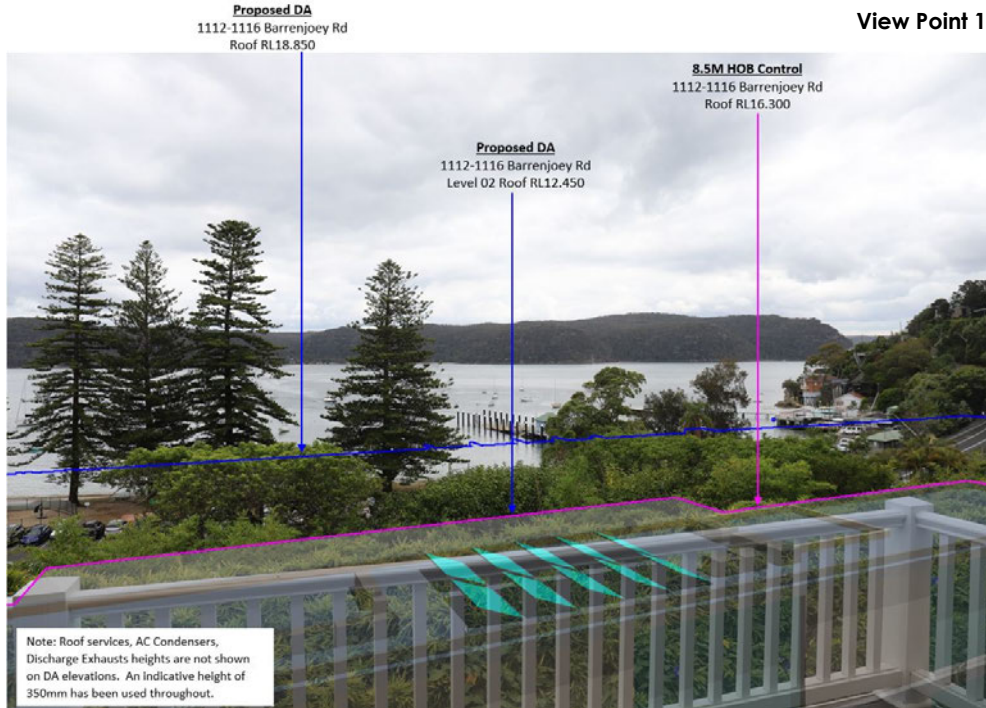
Verification Photomontage by Pam Walls
 Based on Beveridge Williams Surveyors:Survey Ref:2101343 Rev:D-24/08/2023
 Koichi Takada Architects DA Drawings Rev:C-24/08/2023

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

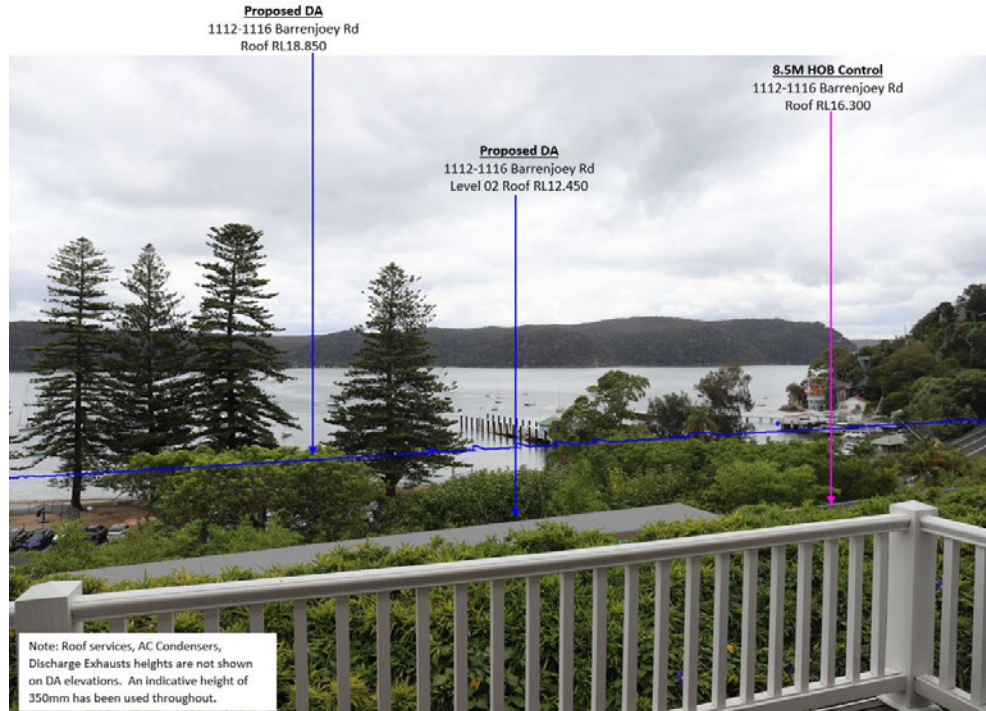
8.5M HOB OPTION (WIRE FRAME) VP 1

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:D-24/08/2023
 Koichi Takada Architects DA Drawings Rev:C-24/08/2023
View 3D model of proposed 1112-1116 Barrenjoey Rd overlaid as blue outline
 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:D-24/08/2023
 Koichi Takada Architects DA Drawings Rev:C-24/08/2023
View 3D model of proposed 1112-1116 Barrenjoey Rd overlaid as blue outline
 View from 21A Palm Beach Rd, Palm Beach main living deck
 Objection to 1112-1116 Barrenjoey Rd, Palm Beach-DA2023/1289

I attach a complete set of montages dated 18 November 2023, that includes greater detail from Pam Walls on how the montages have been prepared.

Unless the Applicant submits Amended Plans to resolve all of the adverse amenity impacts raised within this Submission, my clients' ask Council to REFUSE this DA.

Yours faithfully,

Bill Tulloch

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