
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 10/04/2022 2:52:28 PM
To: DA Submission Mailbox
Subject: Online Submission

10/04/2022

MR Peter Black
962 Barrenjoey RD
Palm Beach NSW NSW 2108
[REDACTED]

RE: Mod2022/0112 - 950 Barrenjoey Road PALM BEACH NSW 2108

I reside at and, with my wife, own 962 Barrenjoey Road, Palm Beach ("962"). 962 is accessed by a driveway off Barrenjoey Road. The driveway begins in the vicinity of 950 Barrenjoey Road, Palm Beach and provides vehicular and pedestrian access to the properties known as 952 to 970 Barrenjoey Road.

The planter box, which this application seeks to remove, was included in application Mod2021/0190 in order to obtain the deletion of Condition 22a. of the Notice of Determination in Mod2020/0447. Condition 22a. read:

"22a. Garage Roof

The proposed gravel roof and planters over the garage and lobby are to be deleted and natural ground levels reinstated as previously approved. The reinstated soil area is to be landscaped generally in accordance with the approved landscape drawings L-001, L002 & L003 dated 4 September 2018. Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of Construction Certificate.

Reason: To ensure suitable vegetation screening is provided and that the modified development remains substantially the same as the approved development."

The natural ground levels and vegetation screening required by Condition 22a. were necessary to soften the visual impact of the structure given its proposed proximity to Barrenjoey Road and the driveway. I opposed Mod2021/0190 on the additional ground that the deletion of Condition 22a. could result in a rooftop garden/party deck being created with no setback from the driveway or the Barrenjoey Road road reserve. In my submission in Mod2021/0190 I argued that such a rooftop garden/party deck was inconsistent with the peaceful use of the access driveway and was inconsistent with the objectives of clauses A4 and D12 of Pittwater 21 DCP.

This application is a further step in a process of obtaining approval for a development which was not and would not have been approved in the first instance. In my opinion that process has already gone too far and should be stopped. There should be no prospect of the area over the garage being used for any purpose other than suitable vegetation screening so that the development remains substantially the same as the approved development. For reasons previously stated, I oppose any modification which increases the prospect that all or part of the garage roof might be used as an outdoor entertaining area. Even if the supporting Bushfire Report makes a valid point, the planter could remain with more suitable plants.

Thank you.

Peter Black
10 April 2022