
From: Oriana Garcia [REDACTED] >
Sent: Monday, 13 March 2023 5:39 PM
To: Planning Panels - Northern Beaches
Cc: Adam Rytenskild; Jorge Hrdina; Jordan Davies
Subject: DA 2022/0469 NBPP Submission Adam Rytenskild
Attachments: Additional Letter re 1102 Barrenjory Road.pdf

Dear Heidi,

Please find attached letter from Adam Rytenskild regarding the DA 2022/0469 1102 Barrenjoey Road.

Could you kindly bring it to the attention of the panels members. I have cc'd assessing officer Jordan Davis.

Please contact the office should you have any queries.

Kind Regards,

Oriana Garcia

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NOMINATED ARCHITECT JORGE HRDINA 6014

13 March 2023

Mr Adam Rytenskild

Palm Beach 2108

Northern Beaches Local Planning Panel
C/- Northern Beaches Council
Mona Vale Office
Mona Vale NSW 2103

Attention Panel Members

**SUBMISSION TO DA 2022/0469
NO. 1102 BARRENJOEY ROAD, PALM BEACH
CONSTRUCTION OF SHOP TOP HOUSING**

Dear Panel Members,

Thanks for addressing this matter and seeking to fix the submitted DA's issues regarding height, bulk, scale and symmetry with the surrounding area.

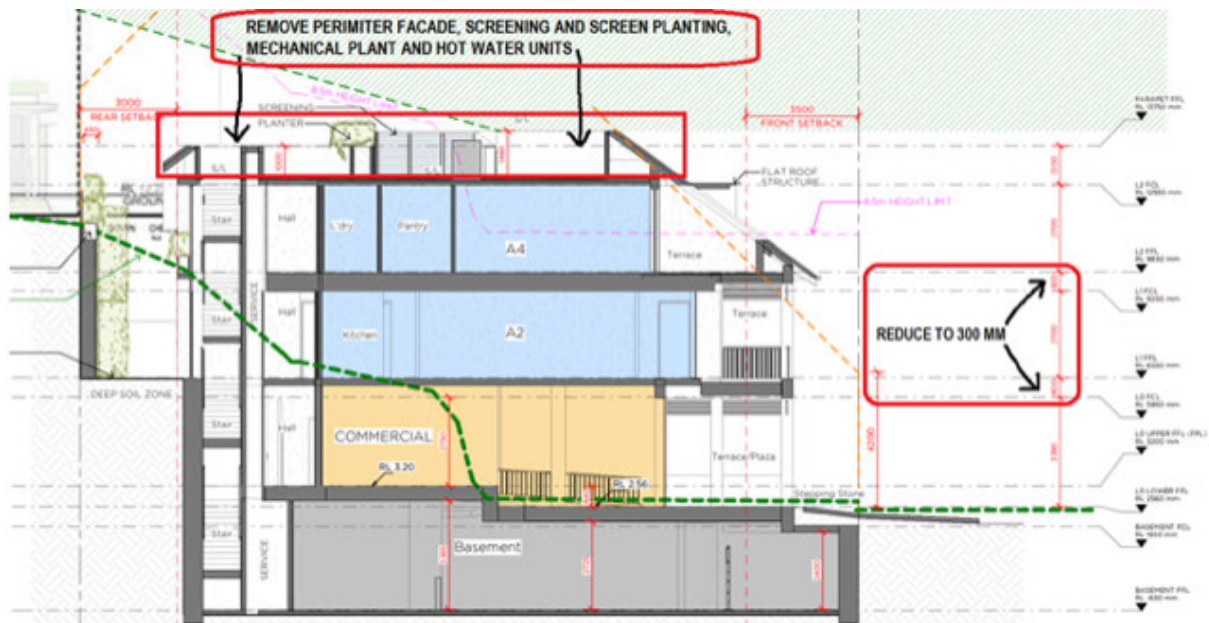
The developer asserts that they have an existing 2014 DA approval providing a basis for the height and footprint of their design. This is incorrect. The building envelope for the approved 2014 DA had an RL height of 12.75m and a building setback 6.5m from the rear boundary. I'm also advised that any new DA submitted cannot rely on previously approved DAs and further that it also provides the opportunity for the panel to reconsider what is appropriate particularly in relation to the height, bulk and scale relative to the adjacent heritage listed Barrenjoey House and the surrounding area.

I have sought further advice regarding options which could be considered to address these issues. There seems to be some reasonable options which could be adopted to reduce the height and bulk of the building.

1. It is clear that the best solution to accommodate a design which fits well with the area is to remove the top storey. This would allow for a proper pitched roof to match Barrenjoey House and an RL height consistent with Barrenjoey House.
2. If that was not enforced, the combination of the following initiatives could be applied to reduce the height of the building by a total of 2.06 metres. This would provide for a much more acceptable ~12.15m RL height consistent with Barrenjoey House.
 - a. Remove the large perimeter roof façade, the screening and screen planting. Relocate the mechanical plant and hot water units to a plant room elsewhere in the building so that, apart from the lift overrun located at the rear of the building, the flat concrete roof slab would have an RL height of ~12.75m. This on its own would reduce the proposed current height by 1.46m and would also help address the concerns which I and the surrounding neighbours have regarding the visual and acoustic issues associated with having machinery on the roof. Further should this recommendation be adopted I believe it would be appropriate for the stairwell to stop at level 2 because the rooftop would not have any balustrades for safety

so this would represent a serious hazard to any casual access to the roof area by residents, visitors, staff or patrons. It would also provide the opportunity for the developers to demonstrate that they do not intend to use the rooftop as a recreation area either now or in the future. Access for any rooftop maintenance could be easily achieved by a service hatch located in the roof at the top of the stairwell.

- b. In addition, further height reduction could be achieved by reducing the distance between the ceiling height of the ground floor level and the floor height of level 1. And similar between the ceiling height of level 1 and the floor height of level 2, reducing both from 600mm to 300mm (see section drawing below). This would reduce the height of the building by a further 600mm to RL 12.15m without materially effecting the currently proposed ceiling levels.



Proposed Section 1 Drawing

In addition, I am still very concerned about the safety and do-ability of the proposed excavation on the rear boundary line, especially since I am about to commence the construction of my approved building located 1m from the boundary. I propose the relocation of their excavation to a minimum of 1m from the rear boundary (noting that the 2014 DA provided for an excavation 6.5m from the rear boundary). This would reduce the height of the rear retaining wall by approximately 1m and go some way to help alleviate this issue.

Thank you and I hope these suggestions provide reasonable solutions to address the issues identified.

Yours sincerely,

Adam Rytenskind