

8 May 2022

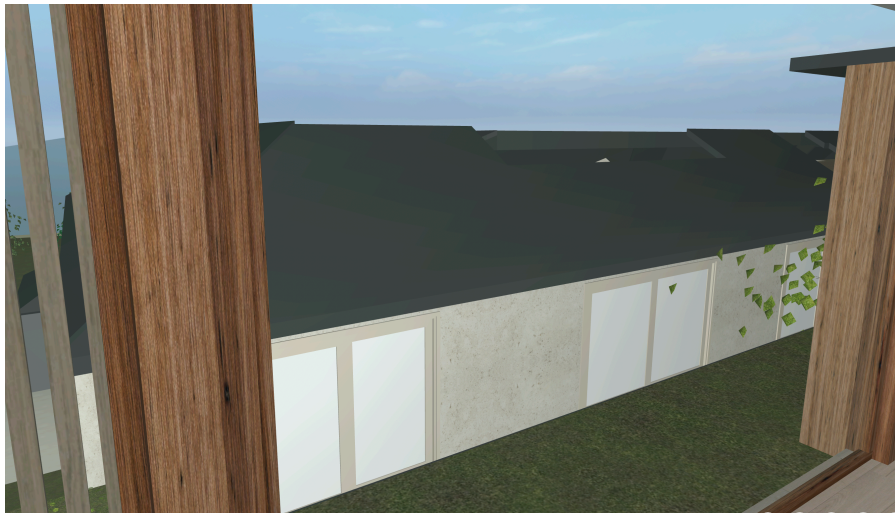
Attention: Jordan Davies

RE: 1102 Barrenjoey Rd, Palm Beach (DA 2022/0469)

Our property at 1110 Barrenjoey Rd neighbours 1102 along their rear boundary. The view from our approved DA future build was referenced in the 1102 application, however it failed to reference the potential impact to our bungalow, which is also DA approved. We believe that this development proposal is inappropriate on a number of levels and our concerns are outlined below. We have had no meaningful contact or consultation from the developer at this stage.

In summary our key concerns are:

1. **Too High.** The height is non-compliant given it is well above 8.5m and is ~1m higher than the previous proposal that was ultimately withdrawn. This is exacerbated by the fact the design is trying to cram in 3 storeys, rather than 2, which conflicts with the *Palm Beach Locality Statement*. As a result the height is well above Barrenjoey House, is not consistent with the street-scape and also negatively impacts our property. The spoilt view to our bungalow is exacerbated by the removal of the existing green barrier hedge on the 1102 boundary. The to-scale picture below is an image of the proposed development from inside our approved bungalow.



There has been an attempt to mitigate the impact of the excessive non-compliant height at the front of the building by setting back the upper level. This approach has not been taken on the east side of the building, and hence adds to the bulk at the rear along our front boundary.

2. **Inadequate rear setback and lack of privacy.** The proposed excavation on the rear boundary and minimal building setback of 3m, opens up close proximity views down onto the bedrooms of the proposed development and vice-versa. An existing green barrier hedge will be removed and is proposed to be replaced by planting at the bottom of the new 6m hole at the rear of the development. These plantings are unlikely to reach any material height given the poor growing conditions in that location. Privacy, noise and close proximity is a concern that hasn't been addressed. The proposed DA also does not propose what solution will be provided on the rear boundary to ensure safety and privacy.

Deep cut (6m) excavation within 1m of our bungalow is also a concern for potential impacts to our building during construction and for the methods used to ensure no erosion or damage is incurred during construction.

These issues, created by the proposed excavation right to the rear boundary and close building proximity, are a key concern.

3. **Too Big and Bulky.** The overall bulk and scale of the building still does not fit with the surrounding streetscape and dwarfs the heritage Barrenjoey House. This would be detrimental to the character of the area and create precedence for further inappropriate development. The to-scale pictures below are images of the proposed development when viewed from Barrenjoey Rd.



4. **Commercial exhaust fan should not be located on the rear boundary.** This has the potential for noise and restaurant cooking smells to rise up the hill and impact surrounding properties. This should be relocated and measures taken to reduce potential noise and any odours.

5. **Acoustic impacts.** A development of this size in such a sensitive location should have a plant room in the basement or other similar location. Rooftop plant is ugly and will create unwanted noise. Further consideration should be given to provisions to hide plant and remove any noise or

visual impacts from its operation. This is particularly relevant given the number of homes looking down on this development.

6. **Large and ugly rooftop when viewed from above.** The picture below is a to-scale image of the proposed development rooftop when viewed from our home. This view will be shared by neighbouring properties above the proposed development. In such a naturally beautiful and sensitive location (and for such a substantial development) further effort should be made to provide a natural and more visually appealing solution when viewed from above. A green roof or something similar would be more appropriate.



7. **Other comments for consideration given the sensitivity of the area and substantial nature of the development.**

- Increase green space and landscaping
- Consider submerging the power lines to improve the streetscape and allow for more substantial planting
- Traffic and pedestrian safety measures should be assessed. This is already a very congested area and will get busier as a result of this development.

Conclusion

We believe the proposal in its current form is unacceptable in relation to the issues noted above. Our property is negatively impacted by the substantial non-compliant height, proposed excavation to the rear boundary, minimal rear building setback and a large unattractive roof-scape housing operational plant equipment.

We have had no meaningful contact from the owner or their representatives at this stage.

Sincerely,
Adam Rytenskild