

7. amenity

The matters regarding internal amenity, unit layout and outlook have been dealt with in the with respect to other design quality principles above mentioned. With respect to visual and aural privacy, the adjoining property located to the north at 1120 Barrenjoey Road is the property most likely to be impacted upon by the proposal in this regard. However, in the first instance it should be noted that the site already accommodates business uses with a high levels of visitation. As the proposal is to residential and commercial (as opposed to retail/ restaurants) uses, environmental issues like the level of noise generated would also be maintained to an acceptable level.

The public podium level is also well setback from the common boundary with 1120 Barrenjoey Road, which is facilitated by the proposed driveway access. A privacy screen has also been provided along the top of the retaining wall serving the proposed driveway to mitigate viewing into the front yard of this adjoining property.

The southern elevation at the first floor level of the dwelling at 1120 Barrenjoey Road, consists of 4 windows, which are orientated across the common boundary with the site. Two of these windows appear to serve a principle internal living area.

In response to those windows above mentioned, the residential component of the proposal has minimised the number windows in its northern elevation and are fitted with privacy screens.

Furthermore, the sill levels of all windows in the northern elevation of the proposal are such that their outlook would be either onto the roof or below the level of the windows in the southern elevation of the dwelling at 1120 Barrenjoey Road.

The balconies provide for each unit on the northern side of the site are also provided with timber louvred privacy screens. In addition, these balconies are also well setback from the common boundary with 1120 Barrenjoey Road. The outdoor landscaped terraces areas at the ground level are also not accessible from within the units and are intended to be used to accommodate landscaping only.

Given all of the above reasons, the proposal would not result in any adverse visual or aural privacy impacts, whilst also maintaining a high level of amenity for the site's future occupants.



sept. 09	A	ds + sepp 85 review
date	issue	
amendments		

palm beach village

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