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**Sent:** 10/08/2021 1:35:18 PM  
**Subject:** Submission for Mod2021/0203

Hi, can you lodge this submission online pls (regarding application number Mod2021/0203 at 1102 Barranjoey Rd, Palm Beach).

Thanks

Adam Rytenskild



Our ref 20145  
9 July 2021

General Manager  
Northern Beaches Council  
**by email**

Dear Sir/Madam

**RE: 1102 Barrenjoey Road Palm Beach (Modification of DA2021/0203)**

We act on behalf of the owners of the land to the east Mr Adam Rytenskiid and Amanda Lee at 1110 Barrenjoey Road. This property is subject to a current DA assessment (DA2021/200) and we are concerned about the impact of the proposed modifications on the proposed development of No 1110 and the locality in general. Our concerns are outlined below.

The proposal is not substantially the same as the approved development

The submitted details make it difficult to fully assess this issue as details of the approved plans have not been submitted and there is no comparison of the various components of the approved and proposed developments. In any event we disagree with the conclusion of the submitted SEE that the proposal is 'substantially the same' as the approved development.

As noted in the SEE, the LEC has indicated that both 'qualitative' and 'quantitative' considerations need to be undertaken. As can be seen on the submitted plans, the building is considerably larger at every level. The number of apartments is increased from 4 to 6 but the increase in GFA has not been detailed. It is likely to be substantial.

The only image of the approved development provided appears to be at Figure 12 of the Heritage Impact Statement. This indicates that the approved development is significantly different in appearance than the proposed development. That it may be an improvement is not the test. Also, the improvement in amenity by designing to achieve compliance with the ADG is not the test. In fact, the changes required to achieve this compliance are significant and contribute to the building being substantially different.

Non-compliance with ADG

Despite the justification of the proposal partly relating to achieving ADG compliance, there are a number of areas of non-compliance. These include building setbacks (visual privacy), room depth, parking, communal open space and solar access.

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