
Sent: 7/06/2021 4:22:19 PM
Subject: Online Submission

07/06/2021

MR Adam Rytenskild
- 39 Carr ST
Waverton NSW 2060
arytenskild@yahoo.com.au

RE: Mod2021/0203 - 1102 Barranjoey Road PALM BEACH NSW 2108

To whom it may concern.

My block at 1110 Barranjoey Rd sits directly behind the proposed commercial development at 1102 Barranjoey Rd.

I have engaged a professional town planner to review the proposed development and to provide council with a detailed submission on my behalf. However, I am mindful that the notification period ends on the 9th of June and hence I wanted to provide council with an overview of my concerns regarding the proposal for 1102 Barranjoey Rd.

My concerns with the proposed development include the following points.

1. The proposed building dwarfs Barranjoey House and the surrounding streetscape. The building is too high, the bulk is too large and the scale is not in keeping with the surrounding area. The proposed building is well above the height of Barranjoey House and well above the 8.5m development height limit set by council.
2. The design is not in keeping with the local area. I am concerned that the proposed development will detract from the look and feel of the area. This is particularly the case given the significance and prominence of the site and the fact that the aesthetics of the design are not sympathetic to the existing streetscape. The size and nature of this commercial development is significantly different to anything else built to-date in Palm Beach. It will be detrimental to the relaxed style and natural beauty that attracts so many visitors to the area.
3. Barranjoey House is of historical and heritage significance. The proposed building negatively impacts the look and feel of Barranjoey House due to its proposed scale and the aesthetics of the design.
4. The size of the proposed roof is huge and it will be visible from my site and the neighbours above. The treatment of the roof should be such that it is not reflective and is natural in colour and material.
5. The application is silent regarding the potential for or location of air conditioning units and/or solar panels. If these were to be placed on the roof they would be visually ugly, would potentially be reflective, would add to the height and I am concerned about rising noise from any equipment if it was placed on the roof or in an open area without adequate measures such as sound protection.
6. The application provides for two commercial tenancies but does not provide for kitchen

facilities and/or associated extraction equipment. If the intention is for these premises be used for food preparation then I am concerned about the location of potential extraction equipment and the associated rising noise and odour.

7. The application proposes a steep excavation on or close to my boundary. It is not clear what measures are proposed to be taken on the boundary to provide for safety and privacy from our site to the proposed 1102 development. It is not clear what underpinning of the excavation is proposed and if/how it would impact my site.

8. If approved, the application would further increase vehicle and foot traffic in the area. Consideration should be given to measures such as footpaths, pedestrian crossings and allowable vehicle speeds in the area.

Thank you for your consideration and I will provide the more detailed report asap when it is available.