
Sent: 14/10/2022 7:01:15 PM
Subject: 1102 Barrenjoey Rd submission
Attachments: DA 20220469 - 10 Oct 2022.pdf;

Please see attached to be lodged online, as shared directly with Jordan Davies.

Thanks,

Adam Rytenskild
1110 Barrenjoey Rd, Palm Beach

10 October 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.

We have objected previously to this application and we object again.

The updated design has not adequately addressed the issues raised by us, other submissions nor the issues that were clearly highlighted in the heritage report. Most of the issues are caused by the non-compliant height of the proposed development. This amplifies the bulk and scale to something that doesn't fit with the local area and that dwarfs heritage listed Barrenjoey House. The angles and artwork created for the submission attempt to disguise this.

Our property is referenced again in the updated application, yet we have had no contact or consultation from the developer.

The development proposal is inappropriate on a number of levels and our concerns are outlined below.

1. It's Too High.

The height is significantly non-compliant given it is ~5.7m above council's 8.5m height limit.

This is exacerbated by the developer trying to fit in 3 storeys above street level.

The proposed development is also ~2m higher than Barrenjoey House. The highest point of this development should be limited to the roof-top height of Barrenjoey House.

The height dwarfs surrounding properties, dominates the streetscape and exacerbates the other issues listed in this objection.

2. Out of Character with the local Area

The design isn't consistent with the streetscape nor with neighbouring Barrenjoey House.

The location generates a significant amount of visitors. People visit for the relaxed and natural environment of the surrounding area and many visit this point in particular to do scenic boat trips from the ferry wharf. This is a highly sensitive location in the context of the look and feel of Palm Beach as a whole.

The design as proposed will significantly change the look and feel of the immediate area. It will take away from the relaxed streetscape environment that Palm Beach is famous for.

This issue is clearly outlined in council's Heritage assessment.

3. Too Big and Bulky.

The overall bulk and scale of the building doesn't fit with the surrounding streetscape and dwarfs heritage listed Barrenjoey House. It would be detrimental to the character of the area and create precedence for further inappropriate development breaching height and bulk requirements.

The to-scale picture below shows the dominating scale of this development to the surrounding area. The issue is exacerbated by the height and Barrenjoey House is tiny next to the proposed development.



4. Inadequate rear setback and lack of privacy.

The proposed excavation on the rear boundary and narrow building setback of 3m, opens up close proximity views down to the private space of the proposed development and vice-versa.

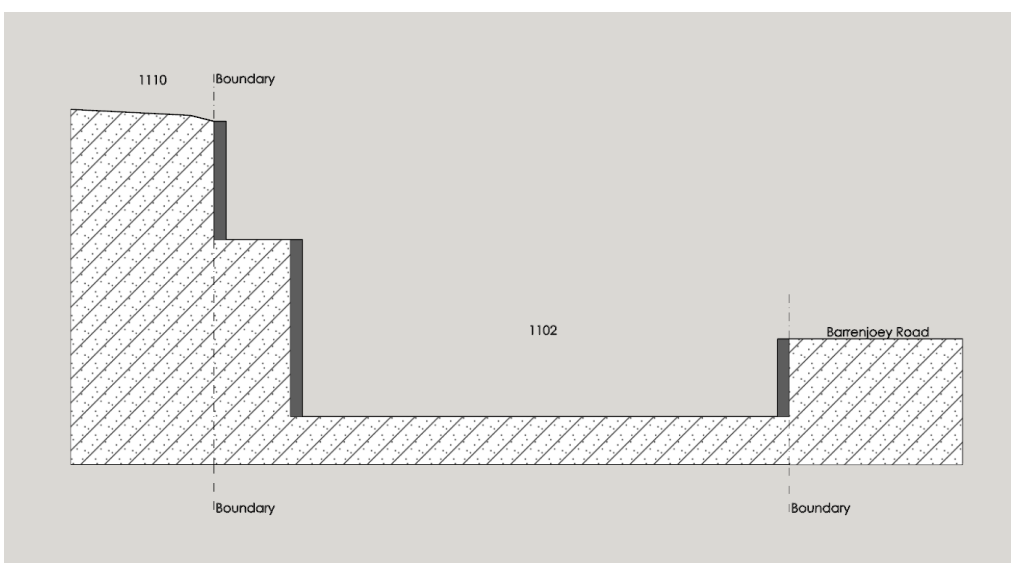
An existing green barrier hedge (living green wall) is proposed to be removed and replaced by shallow planters at the top of the retaining wall. This in no way will achieve the visual and acoustic barrier that the existing hedge provides. Planter-box plantings are unlikely to reach any material height or health given the shallow container. Privacy, noise and close proximity is a concern.

The proposed DA doesn't detail what wall solution will be provided on the rear boundary to ensure safety and privacy (to approx 13 RL).

If construction of the proposed retaining wall is permitted it presents a considerable risk to my property from possible collapse during its construction. Given the significant excavation required a detailed description of methodology must be provided at DA stage, not at construction certificate stage. The information provided in the current Geotech report response and the assertion that "internal supports may be used" to avoid using rock bolts is vague and unacceptable for such a significant excavation.

It isn't clear how the retaining wall will be anchored and no approval has been provided by us for anchoring to be secured within our boundary.

I have provided an east-west section drawing below to show the extent of the proposed excavation.



5. Commercial exhaust fan should not be located on the rear boundary.

The proposed location of a commercial exhaust and grease traps near the boundary is unacceptable as it is within close proximity to our living areas. As a result, associated commercial noise and restaurant cooking smells would impact us as well as surrounding properties.

This is a zoning clash. The exhaust and any commercial mechanics should be located away from the eastern residential boundary and substantial measures taken to reduce potential noise and odours.

6. Acoustic impacts.

A development of this size in such a sensitive location should have a plant room in the basement or other suitable location.

Rooftop plant is ugly and will create unwanted mechanical noise. Further consideration should be given to more effective provisions to hide plant and hide any noise or visual impacts from its operation. This is particularly relevant given the number of homes looking down on this development and the way noise will rise up the hill.

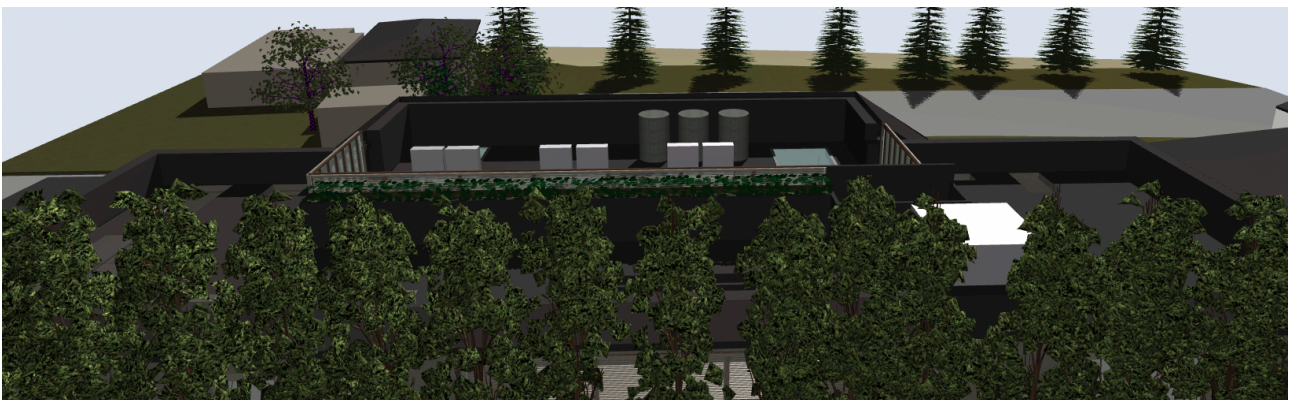
We note that the updated application includes a screened area and pot plants in an attempt to hide mechanical units, however further effort should be made to reduce the visual and acoustic impact, which is again exacerbated by the height of the development.

7. 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 (shows the current green hedge remaining in place). This ugly 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. Again, this issue is exacerbated by the height of the development.

A green roof without mechanical plat equipment would be more appropriate.

We also note that stairwell access is provided to the roof with significant open space proposed. It appears the roof-top will be open to use for entertainment, which will create a raft of other issues such as noise, safety etc.



8. Other comments for consideration given the sensitivity of the area.

- We note that council is proposing to increase the biodiversity assessment for surrounding properties. This should be taken into account when assessing the amount of space available for planting and for what is planted for this development. More green space and landscaping should be provided for.
- Traffic and pedestrian safety measures should be assessed. This is already an issue in what is a very congested area that will be busier as a result of this development.

Conclusion

This updated proposal is still unacceptable. Our property and the streetscape 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 contact from the owner or their representatives.

Sincerely,

Adam Rytenskild and Amanda Lee