
From: bruce Forster
Sent: 1/11/2024 10:54:59 AM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Objection - LEC2023/00465007 (DA2023/1289) -Renotification

Bruce and Jan Forster
1118 -1120 Barrenjoey Road,
Palm Beach, NSW, 2108

Re: DA 2023/1289 1112-1116 Barrenjoey Road, Palm Beach (Renotification)

We are the owners of 1118 to 1120 Barrenjoey Road, Palm Beach, immediately adjoining the subject property to its north. We wish to object to some aspects of DA2023/1289 (Renotification) proposed for 1112-1116 Barrenjoey Road, Palm Beach, as follows -

1. While the frontage setback appears to comply at the ground floor retail level it is more than 5 metres closer to Barrenjoey Road compared to the original DA it is replacing (No.102/10). The proposed retail area on the ground floor and the deep planting area on the first floor level have a minimum separation from the road frontage of approximately 4 metres. At the first floor level the residential balconies have a minimum separation of approximately 6 metres from the road frontage, while the residential living space has a minimum of 9 metres separation from the road frontage. All retail and residential areas of the original DA being "modified" were a minimum of 10 metres separation from the road frontage. This is the same separation required of the residential properties to the north of the subject property under D12.5 / Front Building Line. The reduced separation of the proposed development substantially increases the visual bulk of the building and reduces the noise and visual privacy of adjoining owners.
2. The size of the proposed balconies on the first floor are quite large (30 square metres), and would appear to be not just viewing platforms but extensions of the living/dining entertainment areas, with elevated noise level and visual privacy concerns. The balcony of Unit 101 is approximately 5 metres from the living quarters of our property and we are concerned at the potential elevated noise level when the living room, dining room and balcony are being used as one open entertainment area. We request that the balcony width of Unit 101 be reduced to 2 metres so that the northern end of the balcony is completely screened by the proposed fixed louvres. The need for screening louvres also applies to the northern end of the northern balcony of Unit 301.
3. The window of Bedroom 2 of Unit 101 directly overlooks the rear garden and courtyard area of our property. The window should have privacy screening and extensive planting to overcome the visual privacy issues. This also applies to Bedroom 2 of Unit 201.
4. Because the entrance to the carpark is now proposed at the southern end of the development there is a need to move the existing bus shelter. In the Engineer's Report of the 10th of January, 2024, it is recommended that " the relocated bus shelter should be sited as near as possible to the existing location potentially just north of the proposed driveway but it shall remain on the frontage of the development site". The current proposal now relocates the bus zone and the bus shelter further north in front of single residential dwellings. This would be placing the bus zone in the same position that was vehemently opposed a few years ago because of -
(a) the closeness of the bus zone to the crest of the hill to the north on Barrenjoey Road,

(b) the danger of having the bus stop immediately before a pedestrian crossing, and
(c) the great danger, highlighted in previous discussions with council, of school children, in particular, and adults that arrive by ferry and then run directly across the road to catch a bus. There is no reason why the bus zone cannot remain in its current location with a minor change in the location of the bus shelter, as recommended by the Council Engineer, or if absolutely necessary to move it further south where there is sufficient space for a bus zone without impacting any current or proposed driveways. It would seem more appropriate with regard to noise issues of early morning (5am) and late night movement and stopping of buses for the bus zone and shelter to be located in front of the retail, ground floor area of the proposed development rather than the ground floor level of residential homes.

5. We are concerned at the extensive excavation that is proposed for the proposed development. The proposed car park will require excavation to at least an RL of -1.5 metres. This means that at the north east corner of the car park the excavation will be approximately 14 metres below our adjoining ground level, approximately 7.5 metres below ground level at the rear of our property, and approximately 4 metres below at the front of our house. We request that a very thorough geotechnical survey and detailed geoenvironmental excavation plans be completed and available prior to approval of the DA and at least prior to any excavation taking place.

Thank You

Bruce Forster

Dr Bruce Forster AM, FIEAust., Hon. Mem. AARS
Professor and Professorial Fellow (Rtd.)

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