
From: Adam Rytenskild
Sent: 26/11/2024 4:38:53 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Att: NBC DEVELOPMENT ASSESSMENT: STEVEN FINDLAY
Attachments: Submission for 1112-1116 Barrenjoey Rd.pdf;

Att: NBC DEVELOPMENT ASSESSMENT: STEVEN FINDLAY

LAND & ENVIRONMENT COURT PROCEEDINGS NO. 2023/00465007 PROPERTY: 1112 - 1116

BARRENJOEY ROAD PALM BEACH NSW 2108

APPLICANT: PALMDEV PTY LTD

RESPONDENT: NORTHERN BEACHES COUNCIL

PROPOSAL: CONSTRUCTION OF A SHOP TOP HOUSING AT 1112-1116 BARRENJOEY ROAD,
PALM BEACH
DA 2023/1289

Submission attached.

Regards
Adam

26th November 2024

Dear Council and Commissioner,

We are neighbours of the proposed development at 1112-1116 Barrenjoey Rd, Palm Beach.

Please note that we have also provided this information directly to IPM in good faith for their consideration as we believe what we propose is beneficial for their development as well as for the surrounding area.

While we are also party to a separate joint submission undertaken by Bill Tulloch, in this submission we focus on the location of the driveway and bus-stop as this is of specific concern to us given its proximity to our shared driveway.

Also of concern is the proposed excavation, which is substantial and poses risks to our properties. We wanted to find a constructive recommendation which would significantly reduce the extent and depth of the excavation. What we propose would lessen the risk to us, be better for the developer and better for the surrounding area.

We believe that the driveway should remain in its currently approved position on the site's northern boundary and that the bus stop should remain in its current location.

We believe this will be safer and provide a better flow of vehicle and foot traffic in the area, as it will become even busier once our homes are built and when an appropriate development at 1102-1106 Barrenjoey Rd is ultimately approved and built.

We attach suggested layouts (Figure 1 and Figure 2) for the basement and ground floor to achieve this. The lift, stairwell and mechanical risers are all in the same position as in the current plans so the changes would not affect the floors above.

Attachment Figure 3 shows a long-section of the driveway down its southern side (indicated by the red dashed line on Figure 1). The driveway achieves the crest level of RL 3.12 as required and also the ground clearances for a B99 vehicle.

We believe that this would be more cost effective for the developer to implement and will achieve the following benefits:

Benefits

1. Relocation of the driveway to the northern boundary (where it is currently approved) would negate the need to relocate the existing bus stop and shelter. A long-section of the proposed driveway as shown in the attached plans would achieve the RL 3.12 crest level and would comply with the Australian and New Zealand off-street parking code.
2. This would provide for a safer and better flow of vehicle and foot traffic access in this E1 zone between 1102 to 1116 Barrenjoey Road. The driveways would be better spaced for all

properties and give better clearance for Barrenjoey House which generates substantial 'pull-up' vehicle and foot traffic.

3. Relocation of the building's residential pedestrian access to be situated between the two commercial premises would provide more direct access for residents.

4. Provides for one extra carpark from 23 to a total of 24, which would meet Council's car parking requirements.

5. Increases the size of the commercial tenancies by 59.5 sqm, which would satisfy the 25% retail/residential requirement and make them more suitable for commercial tenancy.

6. Increases the size of the residential storage areas and increase in bicycle storage spaces from 6 to 8.

7. Allows for denser landscaping along the southern boundary, which will soften the appearance of the building and help shield the residential bedrooms from the headlights of our vehicles (at 1110, 1110A and 1110B) as we descend our driveway from carparks situated at ground level RL12.15.

8. Reducing the excavation requirement by approximately 2,000 cubic metres (4,000 tonnes), reduces risk, cost and provides a better environmental outcome.

We have spent considerable time and effort researching this to present a constructive, achievable solution which we believe would benefit everyone.

Please don't hesitate to contact us should you wish to discuss.

Tony Mattox
1110B Barrenjoey Road Palm Beach

Adam Rytenskild
1110 Barrenjoey Road Palm Beach

Figure 1. Proposed Carpark Level



Figure 2. Proposed Ground Level.

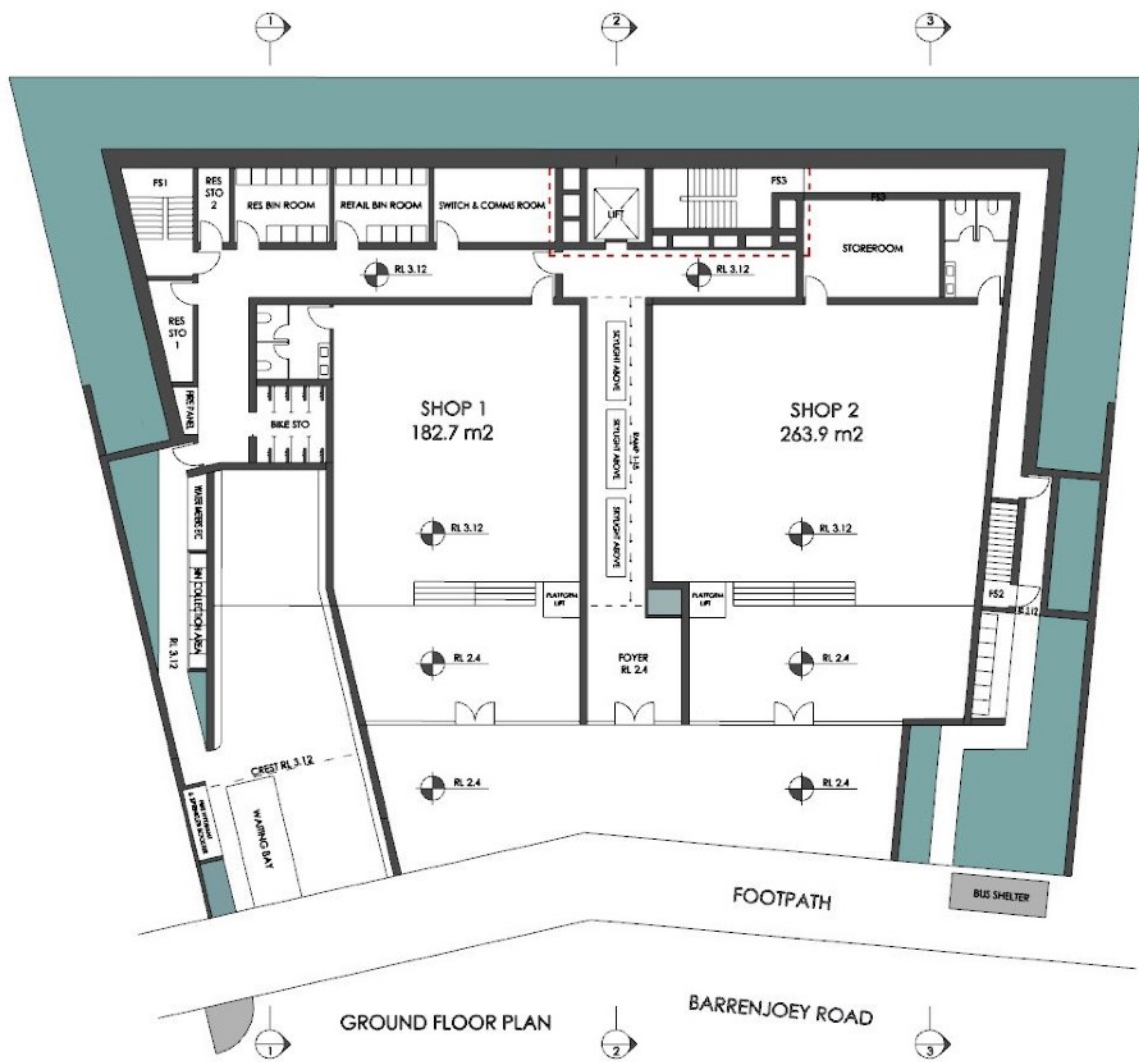


Figure 3. Driveway Long-Section (along red line in Figure 1)

