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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 5/10/2023 1:52:23 PM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED Online Submission

05/10/2023

PROF Bruce Forster  
1120 Barrenjoey RD  
Palm Beach NSW 2108  
[REDACTED]

**RE: DA2023/1289 1112 1116 Barrenjoey Road PALM BEACH NSW 2108**

We are the owners of 1118 1120 Barrenjoey Road, Palm Beach and we wish to object to some aspects of the DA2023/1289 proposed for 1112-1116 Barrenjoey Road, which we adjoin to the north, as follows

1. The bulk and size of the building does not enhance "a seaside village character" and the curvilinear profile does not complement the adjoining buildings, to the east, north and south, that have horizontal, linear profiles.
- 2 While the frontage setback of 4.5m would appear to be compliant it is more than 5m closer to the road frontage compared to the DA it is replacing (N0102/10) which creates balconies that extend out further than the balconies of properties to the north, creating privacy issues
3. The side setbacks on the northern side range from 3m to approximately 6m at the first and second floor levels, which are at odds with the ADG recommendation of 6m
4. The location of the balconies and dining areas of Apartments 103 and 203 create visual and acoustic privacy problems for the adjoining northern building's balcony, living area and rear garden, and the balcony of Apartment 301 overlooks the rear garden. These must have privacy screening and extensive planting to overcome these privacy issues
5. The top roof level is 1.65m above the previously approved DA further accentuating the mass and bulk of the building