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To: DA Submission Mailbox
Subject: TRIMMED Online Submission

22/11/2023

DR Kathrin Zeleny
191 Riverview RD
Avalon Beach NSW 2107

RE: Mod2023/0545 189 Riverview Road AVALON BEACH NSW 2107

Dear Sir/Madam,

Re 189 Riverview Rd, Avalon Beach Amended Plans MOD 2023/0545

I am the adjoining neighbour at 191 Riverview Rd I wish to raise the following concerns and request the addition of the following conditions to any approval

- 1.The location of the inclinator , including the tracks, is to be shown on stamped plans prior to any approval The previous condition that its use be limited to 6am to 10pm daily remains in place.
- 2.The noise emitted by the operation of the inclinator should be less than 5 DBA above background level
- 3 The Granny flat on the bottom level is only permitted to be rented as an AirBnB or similar, for a maximum total of 50 days per year.
- 4.A balustrade be installed on the roof terrace to prevent overlooking into either adjoining neighbour It should be at least 1.5 m from each side of the roof terrace
- 5 Privacy screens be installed on sides of the pool and terrace of the main living level to prevent overlooking to either adjoining neighbour.

Additional comments on these amendments

1 Inclinator the location of the inclinator and its tracks are not shown on any plans We need to know this to be able to determine any privacy concerns prior to approval. This has become more critical as the lower section of outside stairs have been removed (due to the impact on tree T27). There is nothing to prevent the inclinator being located on the property boundary

The removal of the side stairs means that the only real access to the granny flat or waterfront will be by inclinator. This will be in close proximity to the bedrooms on the southern side of our house We would like the inclinator to be as far away from our bedrooms as possible, and be as quiet as possible.

We wish to ensure that the hours limiting the use of the inclinator remain in place, and that its use between 10pm and 6am is prohibited. We would like a set location to be shown on the stamped plans

2 The Granny flat (Bedroom 5) now has a kitchen sink shown As stated above, its main access will be via the inclinator. (or via a long spiral staircase that starts outside the main bedroom) We would like a condition on the approval that restricts the number of days per year that the flat can be rented out as an Air BnB or similar.

3. The roof terrace amended plans appear to have removed the balustrade that restricted the trafficable areas on the roof The balustrade helped address privacy concerns by preventing direct overlooking. We request that a balustrade be part of the conditions on the terrace to restrict overlooking into the bedrooms and private living spaces of BOTH adjoining neighbours.

4. Privacy screens- Level 2. The pool and terrace should have privacy screens on both side boundaries to assist with privacy Garden screening is not a permanent solution and subsequent owners may choose to remove any plantings. We request a fixed screen to prevent overlooking between all neighbours This has become more imperative due to the changes in elevation of the development

I believe my requests are reasonable to ensure that amenity and existing privacy is maintained and will have minimal impact on the development

Sincerely

Kathrin Zeleny