
Sent: 19/12/2023 8:55:32 PM
Subject: Submission re DA: Mod2023/0545 189 Riverview Road, Avalon Beach
Attachments: Submission - Lenthall s4.55.pdf;

DA submission attached. Thanks.
Adam

Vanessa Lenthall
187 Riverview Road
Avalon Beach, NSW, 2107

Anaiis Sarkissian
Northern Beaches Council

SUBJECT: Mod2023/0545, Section 4.55 variation for 189 Riverview Road AVALON BEACH

Dear Anaiis,

With regard to the Subject DA modification at 189 Riverview Road, which is currently before Council, I am the southern neighbour to this development and I would like to raise the following issues for consideration in the determination of this application.

Please find following my requests to address the privacy impacts this proposal has on my property:

1. Fixed screening is requested on all balconies or windows on the southern side that overlook our property. Plants could die or be removed in the future, so specifically I would like to see:
 - a. Screening along the entire southern side of the trafficable section of the roof top terrace to 1.8m high, not just along the small section proposed.
 - b. Screening on the southern side of the bedroom terraces at 19.6FFL & 16.3FFL to 1.8m high;
 - c. Screening on the southern side windows of the Mezzanine level at 26.6FFL, as this level also overlooks us. The west facing study/studio windows on this level also look into our main balcony and living room and we request privacy screens on these windows.
2. We request that the originally approved western entry to the rooftop terrace be retained and there be no expansion of the already large rooftop terrace to the south side. A compliant solution is available to achieve this (eg: a path similar to what was originally approved over the stair void; a bridge/path north of Tree 13; or a western lift door so access is through the lift doors [the lift is already a 2-door model for other levels].
3. The applicant has stated that access to the rooftop terrace is for garden maintenance only and therefore we request a condition that the rooftop terrace is not to be accessed after dark.

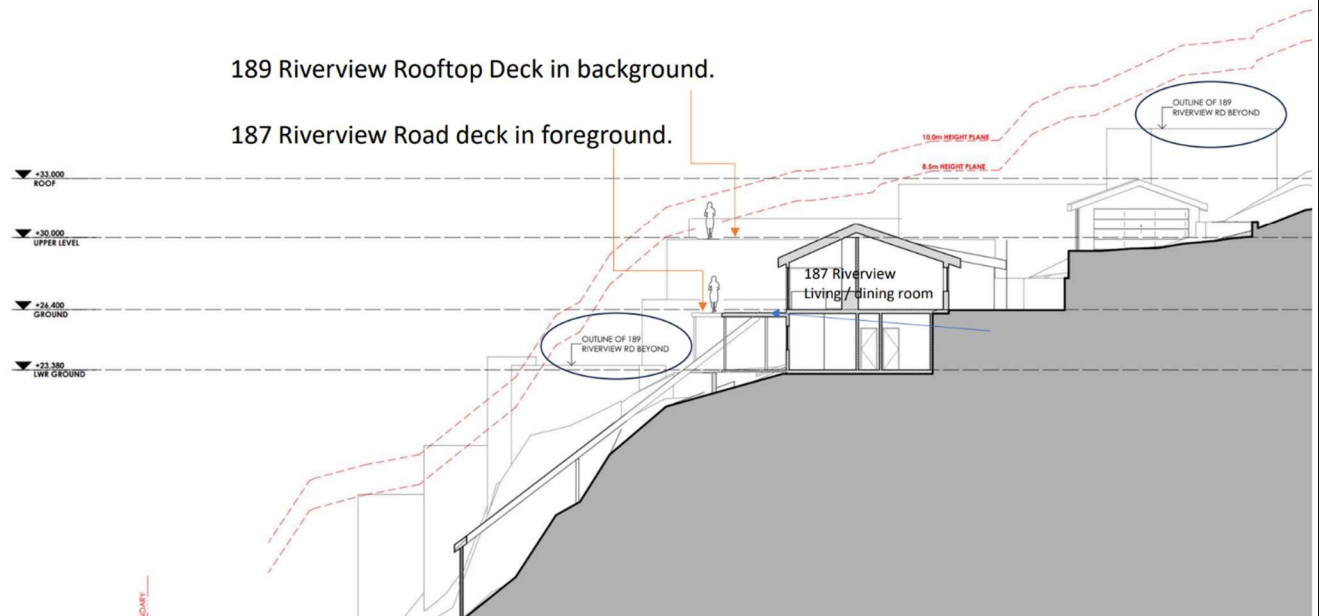
Please see the attached Figures 1-5 showing the privacy impacts on my property discussed above created by this development application.

Sincerely,

Vanessa Lenthall

Figure 1: Enlarged & Higher Rooftop Deck impacts

Architectural drawing showing how the proposed rooftop deck overlooks our main outdoor living area & into our living room window



Mock-up of how the proposed rooftop deck will overlook our main outdoor living & dining area

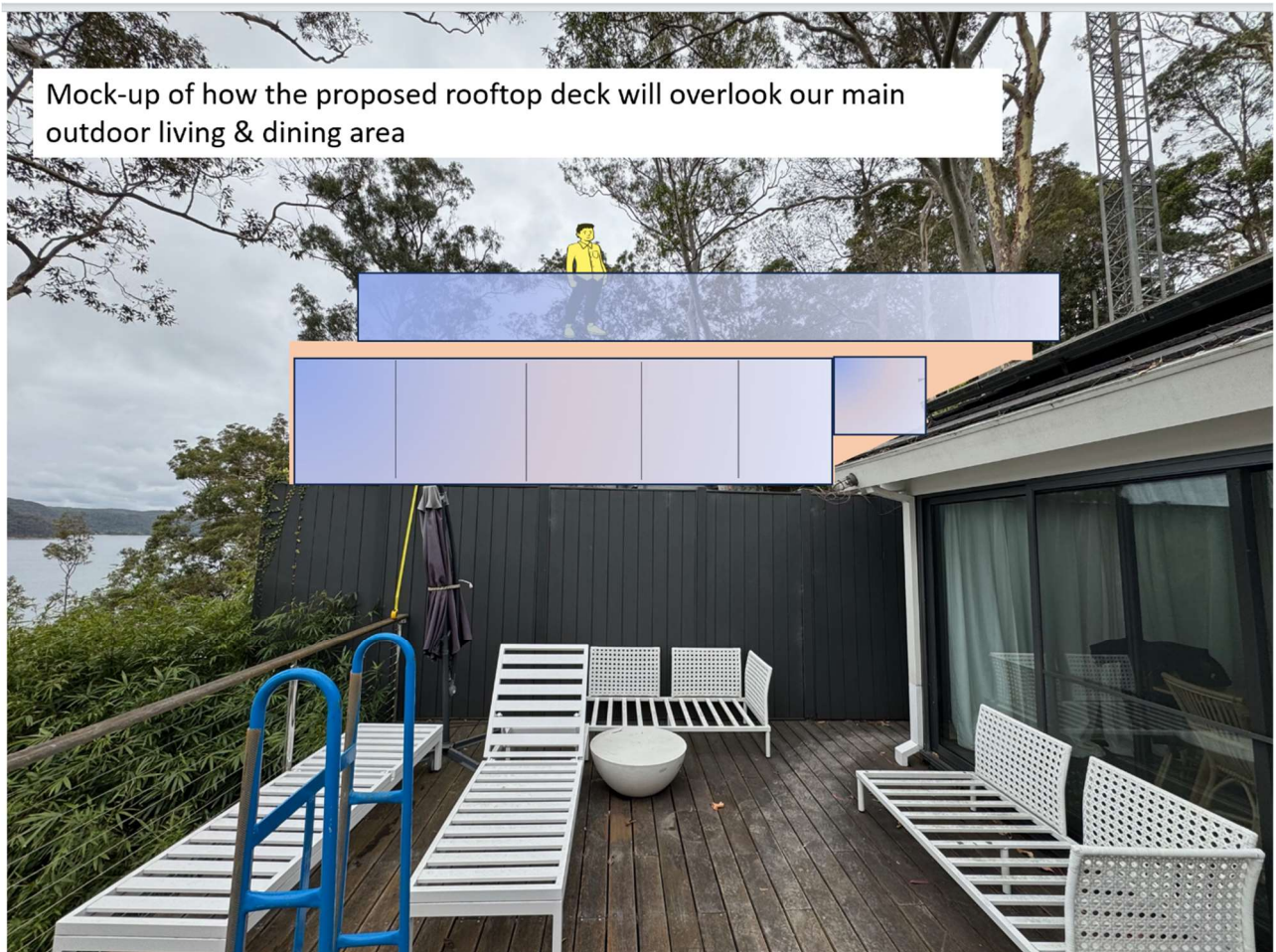


Figure 2: Rooftop Deck & other balconies/terraces Visual Privacy Impacts

Proposed expanded and higher rooftop deck overlooks our main outdoor living area, dining / living room and rear courtyard.
Elevated pool level looks into our lower ground floor bedroom windows as do other levels.

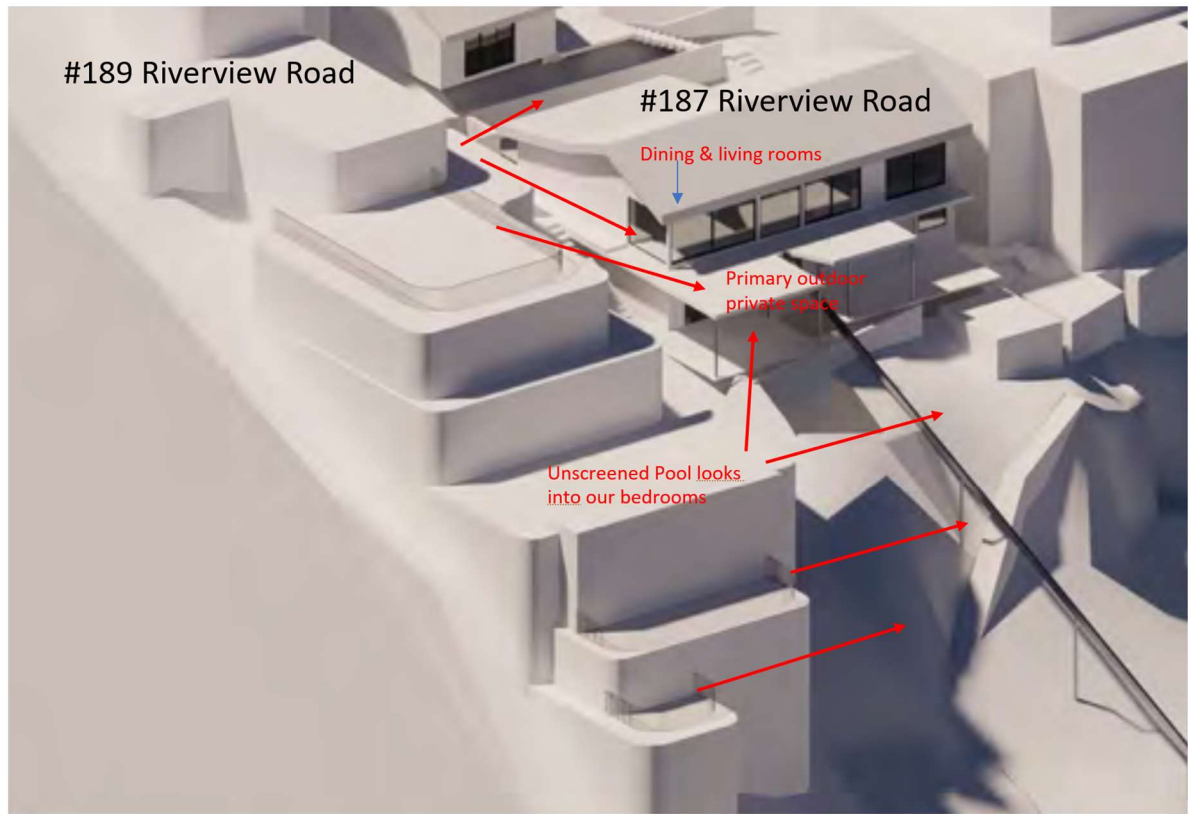


Figure 3: New Mezzanine Layout & Privacy Impacts

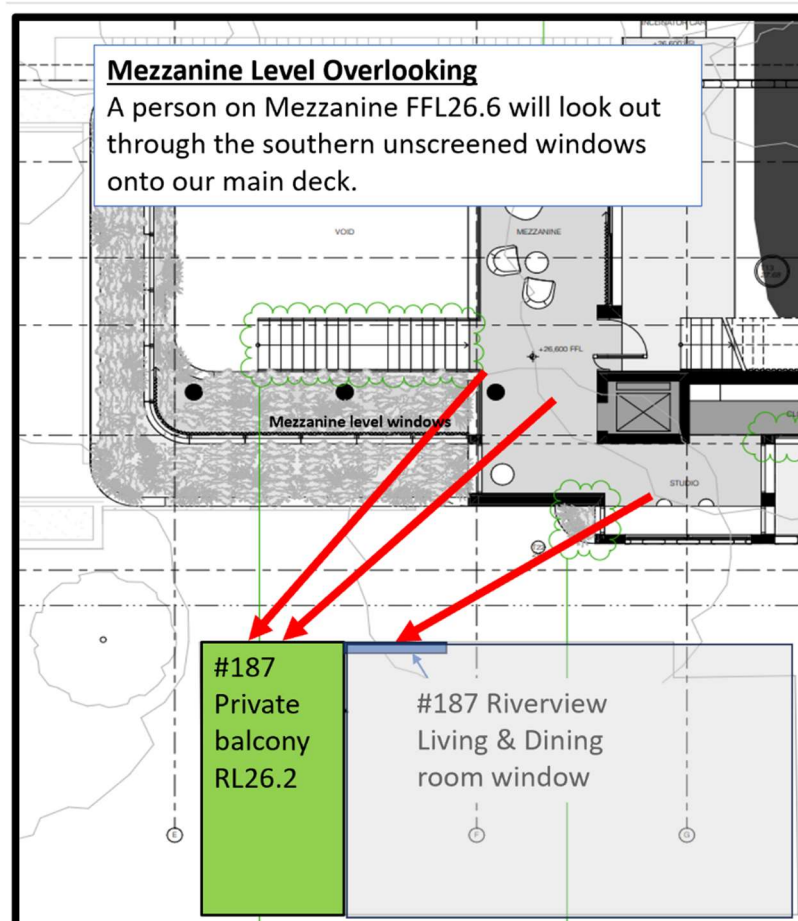
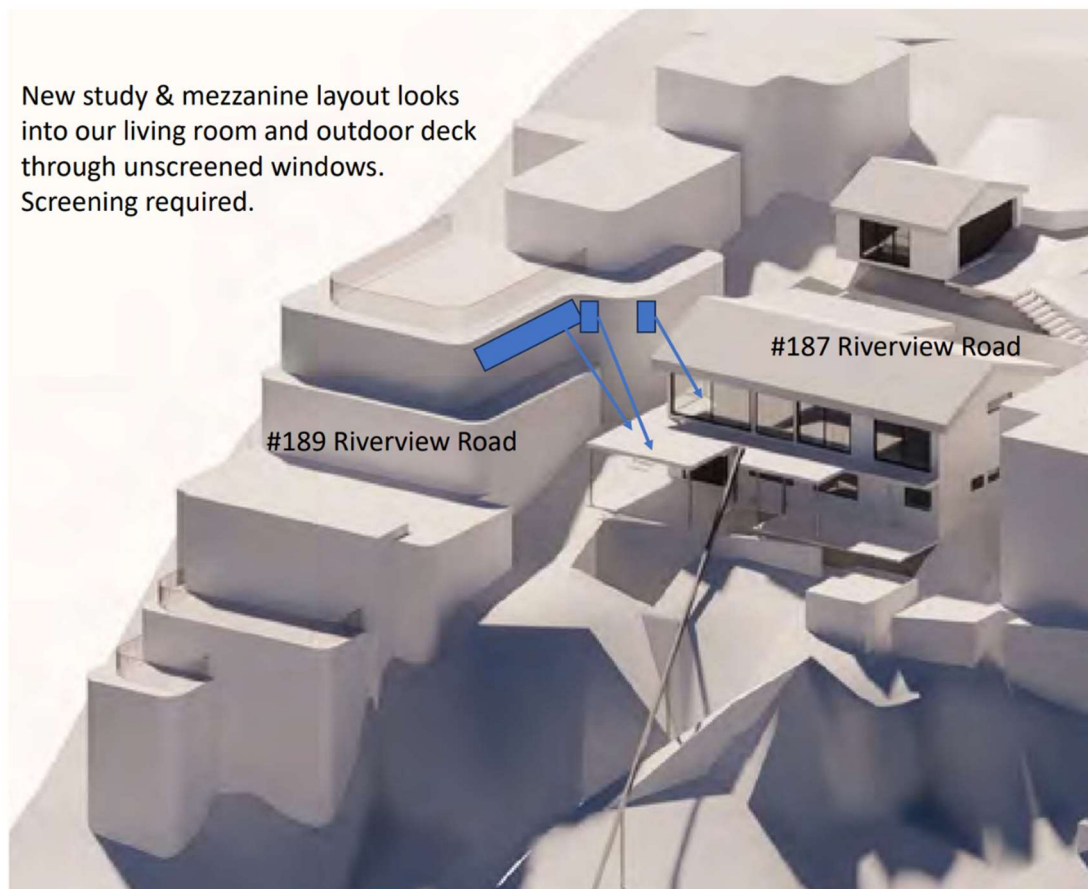


Figure 4: Screening needed to mitigate overlooking

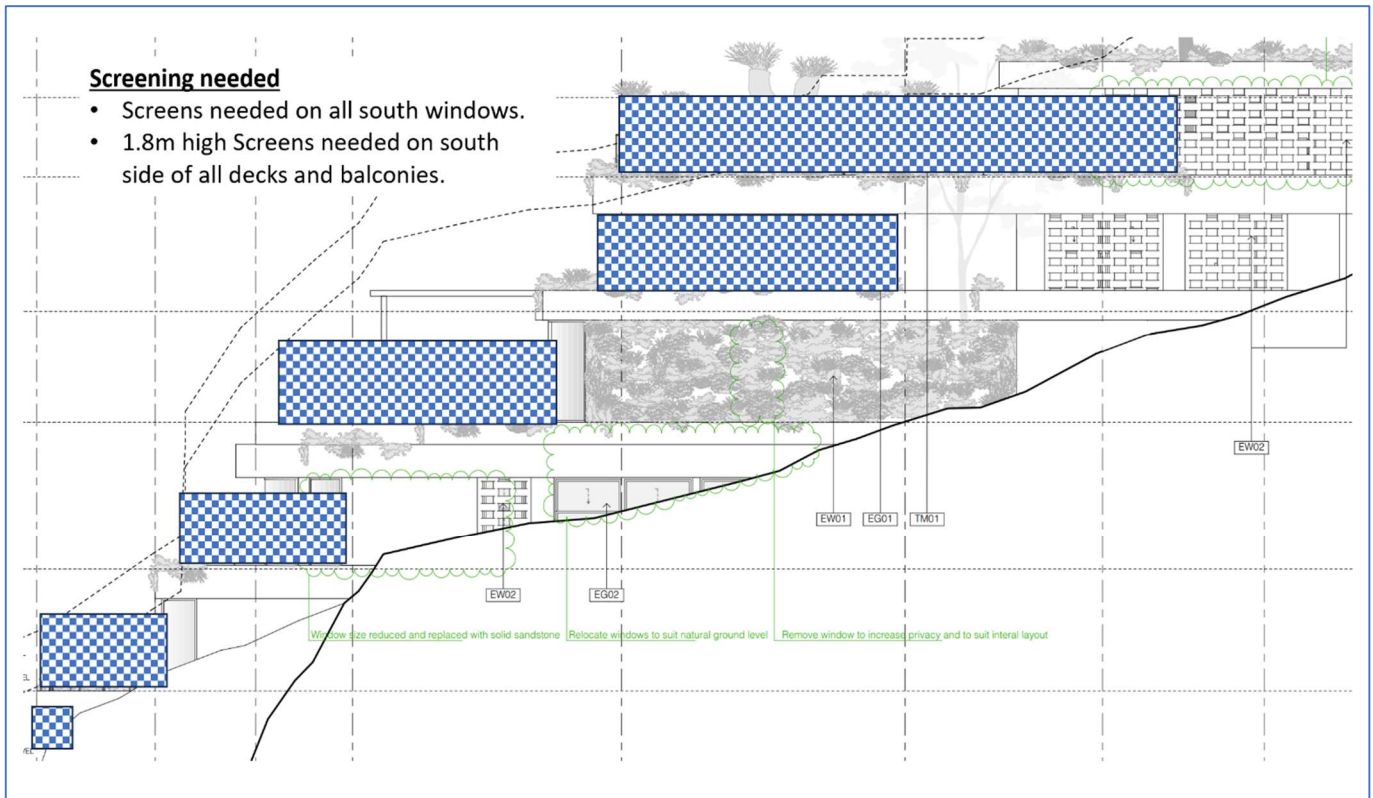


Figure 5: Rooftop Deck Access

Potential rooftop garden maintenance access solutions rather than a door and extra balcony on the south side

- Rooftop ground level is higher at RL30.225 vs approved RL29.9.
- Request access to remain as approved – no south side access creating visual privacy & bulk on our side.
- Full length 1.8m high privacy screen needed.
- If new access is needed, compliant potential solutions are:
 1. Northern bridge - no impact to neighbours.
 2. Internal path north of lift (remove the flat stair landing to create more fall under the path around the lift).
 3. Lift already is a double door design, so just add a door on this level for access.

