
Sent: 2/05/2021 8:34:07 AM
Subject: Online Submission

02/05/2021

MR Richard Zmijewski
355 Pittwater RD
North Manly NSW 2100
richard@jjlusk.com

RE: DA2021/0233 - 353 Pittwater Road NORTH MANLY NSW 2100

To: Adam Croft
Planner
Northern Beaches Council

From: Richard & Christine Zmijewski
355 Pittwater Road
North Manly NSW 2100

Regarding: Development Application DA2021/0233 at 353 Pittwater Road North Manly

Dear Adam

We wish to submit our concerns regarding this development on the following basis:

Privacy

The Statement of Environmental Effects (Page 7 last paragraph) states "the proposed dwelling will not have any detrimental impact upon the privacy of the adjoining property"

We disagree with this paragraph for the following reasons:

1. The kitchen window which faces our property looks straight into our solarium at the front of the property. (When Council approved the top storey development at 357 Pittwater Road in 2010 a condition of approval was that the side windows facing our front solarium were to be translucent up to 1.65m from floor level)

The kitchen window in this development should also be translucent to protect our privacy.

2. The lower balcony of the new development facing our property looks into our downstairs toilet/shower

The upper balcony facing our property looks into our downstairs toilet/shower and our upstairs bedroom and ensuite.

We feel that both balconies facing our property should have privacy screens to a minimum of 1.65m. (when Council approved the top storey development at 357 Pittwater Road in 2010 a condition of approval was that the side balcony facing our rear yard and solarium had a privacy screen up to 1.65m from floor level)

Building Works

We have an issue with vibration that may be caused by building works.

The situation as it is now is that whenever a heavy vehicle passes over a certain part of the roadway outside, our house vibrates. We are concerned that any demolition of the house and concrete driveway or the building of the dwelling at 353 would cause unnecessary vibration and damage to our house.

Landscaping

In regards to your Landscape Referral Response page 3 CONDITIONS WHICH MUST BE

COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE clause (ii)
"tree planting will be located to minimize impacts on neighbours in terms of blocking winter sunlight or where the proposed tree location may impact on significant views"

The Landscape plan by DappleDesigns attached to the rear of the submitted Master Set plans show the planting of 2 Grevillea 'Honey Gem' varieties of trees at the rear of the property. The landscape design shows these trees achieving a height of up to 5 metres. This will significantly impact our views of the lagoon.

Thank you for your consideration.
Richard & Christine Zmijewski