

RFI COVERING LETTER

Nic England
Planner
Development Assessment Team
Northern Beaches Council

26.3.24

Re: DA 2023 / 1658 Proposed Inclined Passenger Lift at 948 Barrenjoey Road Palm Beach.

Dear Nic

Thank you for your recent letter dated 4.3.24 – Request for Further Information, and your time on the phone to discuss the project and RFI on 5.3.24.

Following my lodgement of the Preliminary Response to RFI on 13.3.24 and time extension request letter, I did receive your email on 21.3.24 advising that Council would not be taking any further information into consideration, however, I believe that this is not consistent with the wording of the RFI and that we have the right to address the concerns raised by Council.

We have prepared the attached Additional Information submission which includes the below documents:

- Amended Architectural drawings Revision B by Peter Downes Designs.
- Acoustic Report by Noise and Sound Services.
- Letter by Property Owner.
- Written Response to RFI by Blackwattle Planning.

Council has raised concerns about the visual and acoustic impacts of the new lift on the adjoining property, the new lift has been designed in accordance with the outcomes of C1.19 which includes the mitigation of visual and acoustic impacts on adjoining properties which the attached additional information submission aims to further demonstrate, and we would recommend that Council takes the additional information into consideration as it specifically addresses the concerns raised by Council and clarifies the height of the rail near Landing 3, please see Section 3 added to Drawing 00 which clarifies the height of the rail over ground, and the attached acoustic report which satisfies Council's requirements for acoustic performance.

The proposed lift is designed to mitigate all visual and acoustic impacts on the adjoining property, whereas the existing lift is of an older style which does not provide those benefits and for this reason we submit that the new lift is not only an improvement to the access and amenity characteristics of the subject property, but it is also an improvement to the privacy aspects afforded to the adjoining dwelling.

Sincerely
Simon Downes
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