
From: Kathy Z
Sent: Friday, 25 February 2022 5:03 PM
To: Planning Panels - Northern Beaches; Adam Mitchell; Council Northernbeaches Mailbox
Subject: Fwd: my suggested changes

Categories: NBLPP

Dear Panel,

I am the owner of 191 Riverview rd, directly next door to this submission, and I would like to add some additional comments after reviewing the new documents submitted for this DA application, showing the proposed inclinator. My four major concerns are:

1. The inclinator is entirely located in the landscape along my boundary, there is no setback as required by the council rules. This inclinator will be a mechanical operation, right next to my bedroom windows, and will have a severe noise impact. I note that the council would not permit a swimming pool filter or air conditioning unit at this location due to the noise impact. Why would a inclinator noise be acceptable.
2. The installation of an inclinator will dramatically reduce any potential plant screenings along the side of 189 Riverview. The plant screenings would provide privacy and help to reduce the visual impact of such a large new structure.
3. The lowest level is clearly designed as a separate dwelling. The separate use is likely to end up as an Airbnb in the future. This is will result in short term rentals of noisy party groups, especially on the weekends, using the inclinator up and down frequently. This separate dwelling should be deleted or permanent restrictions to its use be imposed to protect our amenity.
4. The position of the lowest level of the inclinator is unclear as to its relation to the gum trees at the base. There is one large tree across our shared boundary as well as a couple in 189 -T36 and T37, which seem to be removed in the drawings. I am deeply worried about the impact of the inclinator so close to the large tree T17, as well as T14, 15 and 26.

Given this is a new build, the applicant is perfectly able to design his new home with an inclinator or lift to the bottom level, located in such a way as to not impact my family. This should not be an afterthought crammed into the remaining space. If the bottom dwelling space is to be allowed then its access should be incorporated within the new dwelling and not in the setback area.

Of deep concern is the photomontage supplied by the applicant in their address to the panel. It appears that there are no trees obstructing any water views from inside the house. Thus most of the block must have been cleared of large trees to obtain this effect. This is contrary to the Council's own DCP. This does not bode well for my trees or any tree that could potentially block the view. The applicant seem to be creating a dwelling that will not sit quietly in its setting but will unfortunately stand out especially when viewed from the water.

I would also note that I have not as yet received any correspondence from Mr Durie regarding the quote about stabilisation of the large unstable boulder on our boundary, despite his assurances at the Panel Meeting of 2nd Feb that it was ready. His lack of concern, given the safety risk, is troubling.

Regards

Kathy Zeleny