
From: Greg Hurst
Sent: 24/01/2024 9:14:51 AM
To: Council Northernbeaches Mailbox
Subject: TRIMMED Concern regarding application DA2023/1832

To Whom It May Concern

I have been a resident of Lovett Bay for five years with my wife and property owner Suzanne Plater, at 2 Portions Lovett Bay. We enjoy being part of our small offshore neighbourhood of five residential properties, the broader West Pittwater community and the splendour of the national park

I have reviewed the exhibited documents for application DA2023/1832, for the proposed building at 5 Portions Lovett Bay.

I am supportive of the co-owners and their plans to build a multi generational housing solution. I am supportive of many aspects of the proposed design However, I do have some specific concerns regarding the application as follows:

1. The location of the absorption pit appears too close to the boundary of portions 3 and 6. This is aggravated by the steep downhill slope near the absorption pit and the underlying soil (clay) structure. I have significant concerns that septic may too easily flow down to the adjoining properties, particularly during wet periods like we have experienced over the past three year

2. There does not appear to be adequate information on how storm water will be handled. All properties in our neighbourhood are on the lower section of a significant south facing slope. During times of heavy rain the runoff is significant The seepage down the slope continue for many week and sometime month after prolonged period of rain. More detail is required on how water will be handled on the property and any proposed transfer to the bay.

3. The structures are positioned well forward (to the south) on the block. I presume this may be to:
- reduce risk of lodged boulder impacting the dwelling from the steep slope behind
- increase sunlight onto the dwelling, particularly during winter
- maximise views out over the bay

These reasons are understandable. However, this also means the structures are very prominent when viewed from the bay When viewed from the dwelling below, from watercraft on the bay, and from the residence across the bay the total face of the built structures are very wide and high.

The proposed house is of a design consistent with the aesthetics of the bays. However, the three story tower is too high, bluntly rectangular and is not sympathetic to the surrounding natural environment of national park, or the tradition of the West Pittwater built environment The three story tower significantly add to the height and breadth of the built structures facing the bay. The three story tower will also impact the privacy of the neighbourhood. Residents of the bay value privacy and are not used to being looked down upon by neighbours. If this additional building is needed it should be reduced in height and preferably moved further back from the boundary.

I have conveyed my concerns to the applicants in person. I would appreciate the NB Council ensures my concerns are fully considered.

your faithfully

Greg Hurst
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