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**Sent:** 25/05/2020 11:47:26 AM  
**Subject:** SUBMISSION DA2019/1505 ATT:Lashta Haidari  
**Attachments:** Submission to oppose 84 Avalon Parade.pdf;

Dear Lashta,

Please find attached our submission against 84 Avalon Pde, Avalon Beach

Any questions, please do not hesitate to contact me.

Cale

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Kind regards,

***Cale Lhuede***

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86 Avalon Parade,  
Avalon Beach, NSW 2107  
22 May 2020

REGARDING: DA2019/1505, 84 Avalon Parade, Avalon Beach

For the attention of Lashta Haidari.

Dear Madam,

We are the western boundary neighbours of the proposed subject property development and after reviewing the DA we would like to offer our concerns with some aspects of the proposal that immediately impact us. They have been listed in order of our concerns:

#### Building Height

The proposed 8mtr height, near full length of the block construction and distance from our boundary will mean we will have little natural light entering our east facing windows. These windows are our kitchen, dining and lounge room. We will also lose a large amount of morning sun/ natural light in our front and back yards.

The construction of the west wall of the proposed development means that the view from all windows on the east side of our home will be of a solid brick 8mtr wall only broken up by several windows.

We have seen no diagrams on overshadowing, only a letter from iDraft Architects that states there will be no adverse effects from the proposed construction. We find it very difficult believing that an 8 mtr building built on and the full length of our boundary will have no adverse effects on us with regard to light.

#### Privacy

The proposed development has several windows (W31, W 33, W02, W01) on both levels that will look straight into our windows. All windows are above the proposed boundary fence.

The proposed 1.5mtr boundary fence consists of timber posts with pool style aluminium permeable fencing. This will provide no privacy in our property. The height of this fence seems insufficient noting the proposed building is raised 1 mtr above the existing natural ground level .

#### Off Street Parking

We note the requirements regarding off street parking have been met, however the overflow from the building will mean that on street parking will be affected as the building has no parking available in front of it. There is a large chikane that extends the full length of the property and only provides entry to the proposed driveway from one direction.

If you have any questions regarding my submission, please do not hesitate to contact me.

we appreciate your time and consideration in reviewing our submission.

Kind regards,

Cale and Samantha Lhuede

0410 153 252 (Cale)