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To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

24/11/2023

MRS MICHELE PETRIE
185 RIVERVIEW RD RD
AVALON BEACH NSW 2107
[REDACTED]

RE: DA2023/1527 - 187 Riverview Road AVALON BEACH NSW 2107

With regard to DA 2023/1527, the construction of a new home at 187 Riverview Rd, which is currently before Council, I would like to raise the following issues for consideration in the determination of this application.

As the close southern neighbour at 185 Riverview Rd, I will be the property most impacted by this new construction, particularly with regard to overshadowing, loss of privacy and potential risk of damage to my property during excavation and construction.

I have consulted with Atelier Haefeli, Chartered Architects Pty Ltd and they have suggested some of the following amendments to me, to the owners and to their architects with regard to over-shadowing and overlooking.

The owners have verbally agreed to add screening or obscured glass to overlooking windows, balcony and walkway, and to investigate the issue of a high retaining wall very close to my boundary, which is not mentioned in their plans.

I preface the following points with the comment that the new building will be massively higher than my property which will allow clear overlooking and will impact the ingress of sun into my front courtyards. The shadow diagrams provided in my neighbour's plans only show the impact of shadowing from tall trees on 189 Riverview Rd. on the shortest day of the year. A few weeks later, however, as the sun gets higher in the sky seasonally, I gain more and more sun in my courtyard. It is this increasing sun that will be hampered by the the height of the garage. If there was any way to lower this height, it would be of great benefit to me.

I request that the following amendments be made to the plans before a DA is granted to protect my amenity and the integrity of my home in case of a change of heart or circumstance going forward.

1.- The addition of privacy screens to the Garage Level entry walkway so that my courtyard, living room and family room cannot be overlooked. This is of extreme concern to me as I believe that anyone using the walkway could have a clear view into my courtyard, living room and family room which have north and east facing floor to ceiling glass walls. This problem would be very much worse at night when rooms are lit.

2. The addition of obscured glass to W36 to prevent over-looking of my courtyard and family room.

3.-The addition of privacy screens or obscured glass to First Floor windows W 26 and W 27 which also overlook my courtyard, as well as my living and family room interiors.

4. The addition of a privacy screen to the southern end of the balcony on the First Floor to prevent overlooking of my main balcony and pool area.

5.. The addition of either obscured glass or screening in W23, W24 and W25 to prevent overlooking of my main balcony and pool area.

6.- The addition of privacy screening, translucent glass or fencing to Ground Level - W11 and W12 as they will otherwise look directly into a lower level bedroom, my courtyard and family room.

7.-The addition of a fixed louvre screen to W09 on the Ground Floor, as suggested by the owner, to only allow views to the WSW, retaining privacy to my much-used balcony and pool area, but still allowing his water view.

8. I also request an investigation to be carried out and plans submitted for treatment of a high retaining wall abutting the boundary of my property in the region opposite W12.

In summary, I believe that the architecture is sympathetic to the area and aesthetically pleasing in design, however I am concerned at the ever-increasing scale and height of this and other recent developments along Riverview Rd as they severely compromise the ingress of sunlight and the ability of their neighbours to enjoy the privacy of their interior and exterior living spaces as well as existing water views.

I hope to be able to work co-operatively with my neighbours to reach an acceptable outcome for both of our homes but request that Council requires the listed amendments before granting a Development Approval.

I have emailed diagrams separately to clarify the above.

Sincerely
Michele Petrie.