
Sent: 5/11/2019 4:43:42 PM
Subject: Attn:Catriona Shirley - Submission for DA2019/1069 205 Riverview Rd
Attachments: Comments on DA2019-205 Riverview.docx;

Hello Catriona,
Please find the attached submission regarding DA2019/1069 205 Riverview Rd.
Can you please confirm that you have received all 3 pages of this submission.
Regards, DInusha.

Comments on DA2019/1069 205 Riverview Rd Avalon Beach

In particular, we are concerned that the existing structure at 205 Riverview Rd has overshadowing and other impacts on our house at 203 Riverview Rd, hence any further increase in building height (as proposed) is not warranted given it will significantly add to the existing overshadowing (and result in a substantial non-compliance with the building height plane). The current proposal will result in further overshadowing of three windows on the northern side of our house at 203 Riverview Rd, and hence will significantly affect light in living areas and a bedroom. Consequently, we suggest that the Clause 4.6 Request be denied as the proposal does not satisfy one of the principal objectives of the clause, which requires the proposal to minimise overshadowing to adjoining properties and hence avoid any adverse impact on the locality.

We note that the shadow diagrams submitted in the DA have not included affected windows on the northern side of the 203 house, hence we have estimated their positioning and amended these drawings to include the windows that are being impacted by overshadowing - see the attached diagrams.

A further issue is the additional building on the boundary, due to extension of the carport structure, which will reduce the minimal setback that currently exists. The 205 property already significantly violates the policies in relation to setback with the 203 property, and the current proposals will add further to this.

After advice from Lance Doyle, town planning consultant, as well as input from Jo Willmore, the architect who has recently worked on our property, we are raising the following **specific** concerns about the impacts of the proposed development at 205 Riverview Rd:

1. **Bulk and scale** - Due to increase of another storey and the linking of the carport to the house the bulk & scale has significantly increased as viewed from 203 Riverview Road.
 - a. Approximately half of the proposed new top floor will protrude through the building envelope plane.
 - b. Roof height is approximately 2.2m higher than existing ridge and extends at this height for the majority of the depth of the house, whereas the existing non-compliant gable end is a relatively small section of the roof.
 - c. The carport roof, whilst decreased slightly in overall height is now higher along the boundary due to the change in form from a hipped to skillion roof, and therefore has a greater impact on 203 Riverview.
 - d. The carport structure has also increased in size, such that the adjoining stairs extend into the current setback area (this setback was previously agreed during the DA process for the carport).
 - e. The proposed house will be viewed as 4 stories from waterfront.
 - f. The landscape buffer between 203 & 205 will be substantially removed.

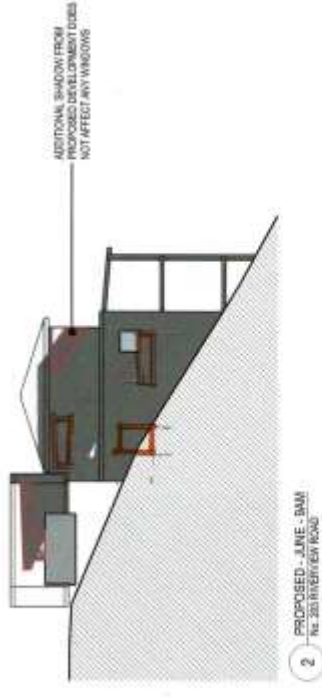
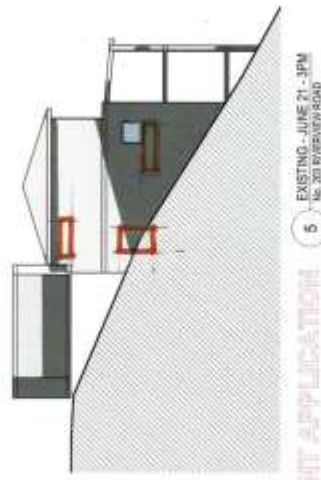
2. **Overshadowing** - The increased bulk will increase the overshadowing (see attached shadow diagrams with all windows included) therefore does not meet the objectives to allow an increase in height over 8.5m
 - a. Existing windows on the northern side of 203 Riverview road have not been shown on submitted shadow diagrams, in particular a living room window on the top level, and kitchen and bedroom windows on the second level.
 - b. From our workings sunlight at mid-day to both the living room window on the top level and the bedroom window will be lost due to the proposed development, with the bedroom window being fully overshadowed in mid winter from mid day til later in the afternoon (see the attached shadow diagrams amended to allow for the windows that have been omitted).
 - c. We estimate that the overshadowing is primarily due to the connection of the carport to the house and increase in overall height. The existing separation between the house and carport allowed for sunlight from around 10am until afternoon (a setback from the boundary to allow for sunlight was a requirement asked for by 203 Riverview in the DA process for the carport). Reducing the high point on the carport roof and retaining a roof size that is similar to the current carport roof (ie no further increase in the size of the carport roof), and setting the new top floor at least *another* 2 metres from the boundary may reduce this impact.
 - d. The drying courtyard on north side of 203 will be completely overshadowed during midwinter

3. **Privacy** - The increased windows facing south and extension of staircase on boundary will affect privacy
 - a. Large windows to both what we presume is the top floor bedroom and next level kitchen will look directly over decks and into the living areas at 203 Riverview
 - b. Extension of the staircase to the carport and for most of its length right on the southern boundary of the 205/203 properties will impact privacy to existing bedroom and living areas. The staircase is elevated at times over 2.5m above natural ground so difficult to screen and set right against boundary so does not allow for any screen planting. We also anticipate increased traffic & noise which will be directly outside a bedroom. Also, these stairs represent a further extension of the building to the boundary with 203 Riverview Rd.

4. **Landscaping** - the extension of the staircase to the street and directly on the boundary will also decrease the landscaping buffer between 205 & 203.

Shane Oliver and Dinusha Peiris, 4/11/19.

203 Riverview Rd, Avalon 2107.



FOR DEVELOPMENT APPLICATION

SHADOW ELEVATIONS - 203 RIVERVIEW ROAD

ALTERATIONS AND ADDITIONS

205 RIVERVIEW ROAD AVALON BEACH

1:2000 SCALE
DATE: 11/14/2018
DRAWN BY: J. H. HARRIS
CHECKED BY: J. H. HARRIS
APPROVED BY: J. H. HARRIS

1824 SK20 A
Scale 1:400 @ A3
JANUARY 2019

