
Sent: 23/04/2020 3:52:31 PM
Subject: Online Submission

23/04/2020

MR PHILLIP HOULT
- 64 RIVIERA AVE
AVALON BEACH NSW 2107
pkhoult@bigpond.net.au

RE: DA2020/0309 - 62 Riviera Avenue AVALON BEACH NSW 2107

DA2020/0309 62 RIVIERA AVE AVALON BEACH 2107

We object to the proposed development for the following reasons. We utilise the DA Drawing Register numbers for this submission.

- 1)A005 - 2 car space at front of property will be adjacent to our house main bedroom. Noise considerations of vehicle movements not taken into account.
- 2)A006 - Rear deck has direct views into our house top floor rear bedroom. Also into our backyard and kitchen area.
- 3)A009 - Overall bulk top (3rd) story outside "building height plane".
- 4)A010 - From our backyard the additional 3rd storey will dominate the skyline and prevent the morning sun from reaching the garden in both winter and summer. Our backyard is 1.5 m below the applicants car park. Additional 3rd storey height of 3060mm at rear on top of existing building too excessive. Total height from our backyard will be over 6m.
- 5)A014 - Shadow at June 21 9am will prevent sun from entering the windows of our main bedroom, which it does now, rendering bedroom dark and gloomy.
- 6) Plans are deceptive in that the floor labels are incorrect. "Lower Ground Floor" should be labelled floor 1 etc. The property will effectively become a 3 storey house.