

RE: DA 2025/0448

HILLTOP RD

CLAREVILLE / AVALON



To whom it may concern:

I, Wendy Dyson, am co-owner
~~with~~ with my sister of 98 Hilltop Rd.

~~I have~~ I hereby submit 2
objections to the proposed
construction of a house on the
above property:

① It seems as if the ^{proposed} height of
the roof will cast shadows ^(+ poss intrude on our privacy) on
both ~~my~~ + the neighbour's property
(ie could it not be a bit smaller - no-one
will be living in it!); +

② It looks as if the many windows
on both sides of the house will ~~affect~~
~~reduce~~ reduce the privacy of both my

~~#~~ house + the neighbours ~~a~~
on the other side of the proposed
house. As we know, glass does not
impede noise, so unless these windows
were to be double-glazed, the proximity
of the windows to 98 + 102 would
mean we would possibly have to deal
with fairly loud music/other noises.

③ The roof height, while affording
the building with ventilation (?)
will cast quite a big shadow on
both our houses at different times
of the year, thus possibly ~~at~~
resulting in extra heating ~~to~~ costs; +

④ Lastly, again re the windows
~~unless they were~~ unless some of the
windows on each side of the house
were to be double-glazed, (a gd thing for
temp control of course!) ~~the~~ quite a lot of
noise would flow from the house to 98 +
102.

Yours sincerely, Wendy Dyson
Wendy Dyson

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~~2~~ CLARIFICATION OF

OBJECTION TO PROPOSED
DEVELOPMENT AT 100 HILLTOP
CLAREVILLE / AVALON
RD ^ WHICH MAY CONTRAVENE

COUNCIL ~~SE~~ ~~SIT~~ ~~B~~ BYLA BY-LAWS

APPARENTLY THE
~~THE~~ PROPOSED HEIGHT OF THE
BLDG IS ~~APP~~ 11.6 METRES WHEREAS
THE LEP DICTATES THAT ~~DWELLING~~
BLDG ~~HET~~ DWELLING HEIGHTS IN
THE AREA SHOULD BE ONLY
8.5 METRES; AND

THE PROPOSED SIZE OF THE
GARAGE APPEARS TO ~~BT~~ BIGGER
THAN THE STANDARD SIZE +
WILL THEREFORE BE INTRUSIVE
+ NOT IN KEEPING WITH WITH
THE REST OF THE STREET.

Yrs sincerely, Wendy Dy

WENDY DYSON

98 HILLTOP
RD CLAREVILLE