
Sent: 5/08/2020 10:14:56 AM
Subject: Re: Review of Determination -DA 2019/1069 - 205 Riverview Road Avalon
Attachments: Objection Response 205 Riverview Road, Avalon August 2020.pdf;

Attn: Mr David Auster

Hi David,

Find attached a submission prepared on behalf of my clients at 207 Riverview Road Avalon raising concerns in response to the revised submission at the above premises. We look forward to discussing this application with you and should you require access to my client's property for your site inspection, please do not hesitate to contact me.

Regards,

Vaughan

vaughanmilligan
DEVELOPMENT CONSULTING PTY LTD

Commercial | Residential Town Planning Consultants

PO Box 49
Newport Beach NSW 2106
M: 0412 448 088
P: 9999 4922
F: 9999 4928

The information contained in the email is Confidential, intended only for the use of the individual(s) named in the email. The email and any files transmitted within this remain the property of Vaughan Milligan Development Consulting Pty Ltd. If the reader of this message is not the intended recipient, you are hereby notified that any review, disclosure, copying, sharing, or custody, is prohibited. If you receive this communication in error, please notify us immediately by forwarding the email back to the original sender and permanently delete the email and destroy all soft and hard copies of the message and any attachments.

4 August 2020

The General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Attn: Mr David Auster

Dear Mr Auster,

**RE: SECTION 8.2(1A) REVIEW OF DETERMINATION OF APPLICATION DA2019/1069–
ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE INCLUDING A SWIMMING POOL
205 RIVERVIEW ROAD, AVALON
DA2019/1069**

On behalf of my clients at No 207 Riverview Road, Avalon who are the owners of the property immediately to the north of the subject property at No 205 Riverview Road, Avalon, we acknowledge receipt of Council's notification of the proposed Review of Determination of DA2019/1069.

We note that this matter was refused by Council's Development Determination Panel and we support the issues raised by the panel in its consideration, particularly in relation to the concerns we had raised regarding visual privacy impacts for my client's property.

In our view, Council's Development Assessment Officer's report in relation to the initial assessment of DA2019/1069 was thorough and professional, and we supported the recommended modifications to the design as outlined in Condition 7 of the report to the Development Determination Panel.

As the proposal will have the potential to result in a significant impacts on the amenity, privacy and outlook for my client's property, we request that Council consider our previous concerns and adopt a similar position to that resolved by the Assessment Officer in the original DA and recommendation to the DDP in its assessment of this application, for further privacy measures to be included to the northern elevation of the proposed additions, generally as detailed in Condition 7 of the previous report to the DDP.

My clients wish to also reiterate that through previous experience with other construction works in the vicinity, we are concerned that the construction methodology needs to be clearly described, as bulk materials removal and the impacts from the physical works including external finishing and painting have been issues in the past, with overspray and spoil being transferred over the boundary line, resulting in extensive clean up works at my client's expense.

...1/2

We ask that Council require the provision of a statement outlining a clear construction methodology so that my client's property will be appropriately protected during the construction period.

We would welcome your inspection of my client's home and we remain available to discuss any aspect of our submission.

Please do not hesitate to call me on 9999 4922 or 0412 448 088 should you wish to arrange an inspection of my client's home and we look forward to discussing these issues.

Yours Sincerely

A handwritten signature in black ink, reading "Vaughan Milligan". The signature is written in a cursive, flowing style.

VAUGHAN MILLIGAN

Town Planner

Grad. Dip. Urban and Regional Planning (UNE)