
Sent: 22/04/2020 1:46:52 PM
Subject: Online Submission

22/04/2020

MRS Sharon Oscroft
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Avalon NSW 2107
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RE: DA2020/0309 - 62 Riviera Avenue AVALON BEACH NSW 2107

To Whom it may concern
Re DA Submission for 62 Riviera Avenue Avalon Beach.

Thanks for giving us the opportunity to reply to the DA.
I am not sure of the timing of the approval process within Council, so could I ask that before the DA is considered for approval or modification, that a couple of things be done before we get to that stage?

We are concerned about the height of the building as the current two storey dwelling that exists measures close to 6m high from the existing ground floor level, based on the plans the third level height is an additional 3m taking the total height to close to 9m which would therefore mean the new three storey dwelling will be over the compliant building envelope.

- We ask if you could place height poles on the block so residents can see the scope and scale of what is proposed ensuring it's height compliance.
- Convene a site meeting for residents and council planners. This is especially relevant because the loss of amenity following tree removal is difficult to visualise without being on site.

We are also concerned about the addition of a third level which will completely impact our existing view from 3 rooms and our main balcony in our home. We currently share a view over Pittwater to Taylor's point and Scotland Island and this view will be lost entirely. When we purchased our property the views were a major part of the decision to purchase our home and we feel this additional level will completely obstruct our current view. The Pittwater DCP sec C1.3 on "view sharing" states A reasonable sharing of views amongst dwellings. (S) Controls All new development is to be designed to achieve a reasonable sharing of views available from surrounding and nearby properties. If the DA is to be approved as is, we will lose our entire existing view.

The proposal must demonstrate that view sharing is achieved through the application of the Land and Environment Court's planning principles for view sharing.

In addition we made contact with our real estate agent who we purchased our home from and he has communicated that if our current view was to be lost our property value would be significantly decreased.

Our third concern is after the new owners purchased the property there was an article in the manly daily stating that the new owners were going to restore the home to its former glory to

preserve the beachcomber architectural history. The plans submitted do not resemble anything close to a beachcomber home. We are concerned about the lack of consistency of the buildings scale and compatibility with regards to its height and scale to the neighbouring houses in this area.

We please ask you to take in the above points and negative ramifications before making a decision on approving their DA submission. We would appreciate it if you could keep us informed of the progress of the DA by letting us know of any meetings or documents that are relevant.

We can be contacted at any time if you have any queries.

Many thanks
Sharon and Bruce Oscroft