
Sent: 9/10/2019 12:36:50 PM
Subject: 67 Marine Parade, Avalon
Attachments: 67 Marine parade, avalon . objection lettter.docx;

Dear Mr England,

Attached is my objection letter to 67 Marine Parade, Avalon proposed development.
Thank you for considering my concerns.

Kind Regards

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65 Marine Parade,
Avalon ,2107

DA 2019/1007

Lot 1DP 1205310

67 Marine Parade, Avalon

Dear Mr England.

Firstly, I would like to say that I am not against development. I have owned several properties on the northern beaches over the last 30 years and I have never objected to a proposed DA or to my knowledge ever objected to any proposal by the council. I am not against the Roots trying to improve their house. In this case, I feel very strongly that this proposal will be hugely detrimental to our family life style, have a negative effect on the capital of my home and scar the north Avalon escarpment with the scale of the planned development being visually noticeable across a large part of Avalon.

Our back yard

Our back yard is our joy. We have an established garden which we are constantly tending to, it is my escape, a place I go to garden and relax. We grow plants and vegetables and spend copious amounts of time there throughout the year. The overlooking and bulk of the proposed structure would affect the privacy and light in our garden. It would certainly negatively impact the inherent nature of our back yard and our use if it would have to change.

The cliff

We have extended the garden up to the cliff area where we also now have established gardens. We enjoy our times up there. It is the first place we take our guests. Both Australian and overseas guests are astonished as the view is simply breath taking. The 360 degree view stretches from the cliffs, down to the Pacific ocean and across to Careel Bay, Avalon and onto the sands of Avalon beach. You really feel a part of nature up there.

When we purchased the property, we were aware of the special zoning attached to it, 9b. As such, provisions have been made that do not allow any structure to be built on it. This acts as a form of protection to preserve its natural beauty. In addition to the no build clause the government goes

further and offers the owner a buy back of the land. Both these factors clearly illustrate the high regard and sensitivity which the Federal government places upon this land.

The development proposed by 67 Marine would hugely impact the outlook from this cliff top as the bulk, scale and height of the proposed development would be seen in its enormity. It would also interrupt our view of Careel Bay.

Currently if this proposal went ahead, from our clifftop vantage point, as private land, it would only be our family which would be negatively impacted. In the future, it is our intention to exercise the buyback option and therefore the amenity and value of this land to the public would also be negatively affected. The price we would receive would also be reduced. This is true for the properties at 69, 63 and 61 Marine Parade should they exercise their buy back options.

67 Marine has exercised its right for the buy back and the public land which now adjoins the rear boundary of 67 would be enormously affected with the building of such a structure, particularly the back part where the viewing platform is. This public land, in terms of its view, shadowing, value and amenity, would be negatively affected. As a northern beaches resident and tax payer who uses this reserve and helped pay for the buy back, I strongly believe, the negative impact of the proposed da on the rear reserve should also be considered in the assessment.

Our back outdoor decked area

Our back outdoor entertainment deck is where we eat our dinners in good weather and the place where we entertain. We have enjoyed countless Christmases, Easters and birthdays on the back deck. It is hard to comprehend the huge impact the proposed Da would have on this area.

We would lose all sense of privacy with a viewing deck looking down on us. Not only this, we would have to look at a huge structure which given its height from our deck is extreme. The distance from our deck to the top of the terrace balustrading is 10.67 metres, that is simply massive. (estimating a 1m balustrade)

Front Veranda

We have one covered entertaining area, our front veranda which we always use, as it has the benefit of northern and western light. The addition of the second storey will entirely block our Careel Bay view and part of our district outlook. We would also be looking into an extremely long and high southern wall of 67 Marine, which by virtue of its reduced setback is very intrusive to our outlook. The extensions will also cause shadowing. This would impact our likely hood of using this area with the ambience totally negatively impacted.

The bulk, height and scale of the proposed extensions and the impact on our home is huge. The design is disproportionately skewed to the southern side of the property. The continuous length of the southern façade of the home is just under 50m in length. This factor combined with the sloping topography of the lands means that in terms of either loss of amenity, privacy, visual impact,

shadowing or view most parts of our home are negatively impacted. This proposal would set a precedence for future developments in the street and area which would be completely untenable.

The western façade elevation is broken down into 2 drawings where all other elevations are contained on one drawing. I believe this is done deliberately so the scale of the proposed building is not immediately obvious to neighbours who received their notifications. I have spoken to Matt Root, text him and emailed and text the architect to provide this drawing however at the time of completing this letter, 9/10/19, we have still not received a complete western elevation.

I believe the reason for recently submitting 2 DA's was a calculated move to increase the probability of a house of this bulk and scale being allowed particularly given that the building line was previously bought forward.

The height variation from the garage to the viewing platform is over 20m. This will be hugely visible throughout the area and overwhelming to live beneath. This vertical 20m proposed by 67 would be out of character with the homes along the Marine Parade escarpment. It equates to a scale of approximately a 7storey building. This should also be considered within the context of its e4 zoning. It would be visible across the Avalon valley and as far away as Bilgola Plateau. Given its enormity, it would be an eyesore.

In summary, with regards to the proposed plans I object to:

- The bulk and scale
- The additional shadowing
- The loss of view
- Visual impact
- privacy

I am not against the Roots improving their property however I believe their plans are to the detriment of our property as well as being of a scale and visual prominence out of keeping with the street and the area. The design gives little consideration to the severe negative impact it has on my property and the surrounding area and homes.

Thank you for taking into consideration my serious concerns.

Kind Regards

Lyndall Barry

