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Northern Beachers Council

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Planner

Development Assessment

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**Objection to planned extensions for 67 Marine Parade, Avalon**

I would like to raise my objections to the proposed development plans put forward by 67 Marine Parade, Avalon.

67 Marine Parade is already forward on the site. Allowances have already been given when the pool and other building works were completed. Furthermore, the house is wider than most houses as it appears to be on the boundary of 65 and less than a metre from 69's boundary. The front yard already has a high retaining wall on its boundary. If the planned proposal was approved we would be looking up at an excessively large house. We feel the bulk and scale of the home would result in an extreme building height when the lowest and highest part of the house is taken into account. This is not in keeping with the street scape and local suburb.

The plans do not allow for the necessary side setbacks. I am aware that council previously commented on this in previous submissions. The guidelines have not changed since councils noted this as being unacceptable and so I believe council should be consistent in its approach and decision making and again find this as unacceptable.

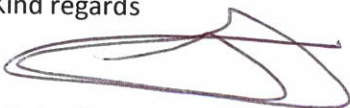
Should the property be allowed to have a second story on top of the existing home the loss of views from adjoining properties should be taken into account. This was previously deemed unacceptable and again council should be consistent in applying the rules.

The fact that it will sit above the ridgeline is also of concern. Council has previously commented on this. Reducing the height of the rear extension to one level does nothing to stop the interruption of the natural ridgeline. Council has previously commented on this and should act to uphold that the natural ridgeline should be respected.

I am also concerned that the planned extensions will affect the privacy, shade and views and on neighbouring properties and also the rear council owned reserve.

I request that council interprets the submission with regards to view loss, set backs guidelines being upheld and that there is absolutely no interruption of the natural ridge line. For these reasons I ask that you reject the current plans submitted by 67 Marine Parade, Avalon.

Kind regards



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