

From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 25/02/2022 3:39:17 PM
To: DA Submission Mailbox
Subject: Online Submission

25/02/2022

MR David Shannon
77 Marine Parade ST
Avalon NSW 2107



RE: DA2022/0084 - 73 Marine Parade AVALON BEACH NSW 2107

Feb 25th, 2022

Dear Ms Ryan,

We Have considerable concerns about this Application.

- 1) The construction cost. The stated expense at just under the level required for a Quantity Surveyors Report to be submitted with, and as part of the Application isn't believable. I haven't paid for an expert opinion on that as the expertise exists within council to adequately identify the inaccuracy of the figure. Clearly it's been manipulated to come in under the \$1.0 Million. The Application should be dismissed until such time as an accurate and believable set of documentation is presented. At that time, the Application should be represented for a 14 day comment/submission period.
- 2) The Geotechnical Report. The Application does not give proper consideration to the sensitivities of the excavating in such close proximity and in such a significant way to the cliff that borders the properties to the east of Marine Parade, including ours. Any excavating and subsequent construction work should only be undertaken to the minimal extent possible and needed for building on the site. It should be done with the utmost care and in a way that minimizes vibration and impact on the surrounding, sensitive rock and soil structures. Provision should be made for significant third party monitoring and compliance of excavation and construction on the site.
- 3) Height and views impacted. The plans, as we discussed, appear to call for the building to be above allowable level. Our views to the south will be materially impacted. It is understood that you will be arranging for height poles to be erected and we will be able to submit comment after that time.
- 4) Landscaped Area - The ratio of soft landscaped area to building appears too low to be in compliance with the building code.

Kind Regards,
David and Rosemary Shannon