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**Sent:** 21/10/2020 6:48:51 PM  
**Subject:** Online Submission

21/10/2020

MR Peter Gemell  
23 Marine PDE  
Avalon NSW 2107  
petergemell@gmail.com

**RE: DA2020/1162 - 27 Bellevue Avenue AVALON BEACH NSW 2107**

RE; DA 2020/1162

I am the owner of Unit 5/15 Old Barrenjoey Road, Avalon. The unit opens at street level to Wickham Lane and has courtyard, garden and outdoor living space adjoining Wickham Lane. The referred DA relates to the proposed development adjoining Wickham Lane, immediately to the south west of my property.

The proposal represents a considerable overdevelopment on this important site. There appears to be significant non-compliance to residential controls.

In particular, the proposal appears to involve;

- non-compliant setback to Wickham Lane; and
- removal of protected trees from the Wickham Lane setback.

The amenity of my property will be materially affected by loss of compliant setback from Wickham Lane, visual overshadowing (in terms of height, bulk and scale), removal of screening (trees), potential noise and light pollution and further loss of urban green areas in that part of the Avalon precinct.