

1/5 Central Road
Avalon Beach NSW 2107
(Tel : 02 9973 2662)

17 June 2020

Northern Beaches Council
PO Box 82
Manly NSW 1655

Attention : Claire Ryan

Dear Sir

Development Application No. DA 2020/0008
Lot 27, DP9151, 3 Central Road, Avalon Beach

Thank you for your letter of 2 June in which you invited submissions on the revised proposals for demolition and residential construction at 3 Central Road, Avalon Beach.

In my earlier letter of 6 February I raised certain particular concerns in regard to my own first floor Unit 1 at 5 Central Road. While these might have been allayed, at least in part, so far as I can see, I would still appreciate the requested site visit by Claire Ryan, with the benefit of her professional advice and reassurance on :-

1. Instead of height poles, an assessment of potential view loss from my lounge and terrace, including a treetop canopy in the foreground and then the ocean beyond;
2. An opinion on whether there might be a potential (and indeed mutual) invasion of privacy deriving from the very close windows and balcony of Apartment 7; and
3. Assuming it would be closely overlooked from my property, an assessment of whether the roofscape is as sensitive and sympathetic as might reasonably be expected, with particular regard to a conspicuously high lift overrun and the size, position and appearance of the proposed solar panels.

I very much appreciate the Council's help on these matters and I look forward to hearing from you at your convenience.

Yours faithfully



S. W. Bennett