
Sent: 12/11/2020 4:48:04 PM
Subject: FW: Northern Beaches Council -ats- Armada Avalon Pty Ltd DA2019/1260
Attachments: Avalon31july.pdf; 6 Urara Road Living Area7 (2).jpg; 6 Urara Road Living Area8 (2).jpg; 6_Urara_Rd_Avalon - downstairs view _1 (2).jpg; 6_Urara_Rd_Avalon - downstairs view _3 (2).jpg; 6_Urara_Rd_Avalon - view from main bedroom_4 (2).jpg; 6_Urara_Rd_Avalon - view from main bedroom_5 (2).jpg;

Dear Renee

Please see the attached to be added to my submission

Thanks

Jennifer Darin
Mob: +61 421 33 99 82

From: Jennifer Darin <jennifer@darincooper.com>
Date: Friday, 31 July 2020 at 10:21 am
To: Eloise Price <Eloise@sglaw.com.au>
Cc: Andrew Gough <Andrew@SGLAW.COM.AU>, Lauren Newcombe <Lauren@sglaw.com.au>
Subject: Re: Northern Beaches Council -ats- Armada Avalon Pty Ltd

Dear Andrew

Please see attached letter and photographs in relation to the above.

Regards

Jennifer Darin
Director
Raia Pty.Limited
Mob: +61 421 33 99 82

From: Eloise Price <Eloise@sglaw.com.au>
Date: Friday, 17 July 2020 at 3:14 pm
To: Jennifer Darin <jennifer@darincooper.com>
Cc: Andrew Gough <Andrew@SGLAW.COM.AU>, Lauren Newcombe <Lauren@sglaw.com.au>
Subject: Northern Beaches Council -ats- Armada Avalon Pty Ltd

Dear Sir/Madam

Please see attached correspondence in respect of the abovementioned proceedings.

Should you have any queries, please contact our office.

Regards,

Andrew Gough | Partner | per his secretary,

Eloise Price | Legal Secretary | Storey & Gough Lawyers

"Harrisford" | 182 George Street | Parramatta NSW 2150

T +61 2 9689 0700 | F +61 2 9635 7556 | DX 28337 Parramatta

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Raia Pty. Limited
6 Urara Road, Avalon NSW 2107
0421 339982

31 July 2020

Andrew Gough
Storey & Gough Lawyers
182 George Street
PARRAMATTA NSW 2150

Dear Andrew

RE: Armada Avalon – Land & Environment Court No. 2109/404226
Property: 27-29 North Avalon Road Avalon

I refer to your of 16th July and wish to make the following objections/comments:

1. The objections and requests raised in the letter of our neighbours Deborah & Gary Denman of 8 Urara Road Avalon dated 26th July apply equally if not more to our property and rather than re-state them in this letter please take them as part of our objections and requests. Please note that the whole of our boundary is shared with the proposed development.
2. The properties at 4, 6 and 10 Urara Road are all fairly new properties and were all required to be built in accordance with Council regulations relating to privacy such that total privacy between adjoining properties has been retained e.g. all side windows were only allowed at ceiling height or had to be shuttered so no one can view the neighbours property. The level 1 walkways and balconies of the proposed development without full screening will result in a total loss of privacy;
3. Compared to the neighbouring properties in Urara Road, our property is significantly closer to the boundary of the proposed development. In particular our main bedroom on Level 1 is at the rear of the property and is more impacted as it is built with big glass windows will be completely open to viewing from the level 1 area of the proposed development.;
4. The impact of this development on the houses in Urara Road can only be fully appreciated by the Commissioner attending on site and visiting 6 & 8 Urara Road. This can be done via side access with social distancing;

5. Please see attached additional photos taken from our property from both downstairs and upstairs showing the existing foliage and greenery that provides both privacy and outlook which will be totally lost by this proposed development.

Yours faithfully,

A handwritten signature in black ink, consisting of a stylized 'D' followed by a long horizontal stroke.

Director

Encl.











