
Sent: 31/10/2019 6:10:16 PM
Subject: Owners Submission - 67 Marine Parade, North Avalon - DA 2019/1007
Attachments: 67MarinePdeSubmission.docx;

Hi Nick,

On behalf our clients, Matt & Susan Root and our architect, Matthew Power, please find attached a submission prepared by my clients to address concerns raised by our adjoining neighbour. Also provided are supporting photos as detailed below.

We remain available to discuss any concerns arising from your assessment.

Regards,

Vaughan

vaughanmilligan
DEVELOPMENT CONSULTING PTY LTD

Commercial | Residential Town Planning Consultants

PO Box 49
Newport Beach NSW 2106

M: 0412 448 088
P: 9999 4922
F: 9999 4928

The information contained in the email is Confidential, intended only for the use of the individual(s) named in the email. The email and any files transmitted within this remain the property of Vaughan Milligan Development Consulting Pty Ltd. If the reader of this message is not the intended recipient, you are hereby notified that any review, disclosure, copying, sharing, or custody, is prohibited. If you receive this communication in error, please notify us immediately by forwarding the email back to the original sender and permanently delete the email and destroy all soft and hard copies of the message and any attachments.

From: Matthew Power
Sent: Thursday, 31 October 2019 1:31 PM
To: Vaughan Milligan
Cc: Matthew Root ; Susan Root
Subject: Fwd: Pics 67 marine

Also photos attached Vaughan to send to council

Begin forwarded message:

From: Susan Root <surfwax@live.com.au>
Subject: Pics 67 marine
Date: 31 October 2019 at 1:23:51 pm AEDT
To: "mat@keithrootbuilding.com.au" <mat@keithrootbuilding.com.au>, Matthew Power <power@sketcharc.com.au>

Can you attach these my phone and my computer don't want to work together today!!

Sent from my iPhone

Begin forwarded message:

From: Susan Root <surfwax@live.com.au>
Date: 31 October 2019 at 12:45:44 pm AEDT
To: Susan Root <surfwax@live.com.au>





Sent from my iPhone

Regards,

MATTHEW POWER
ARCHITECT - NSW REG. 10327

sketcharc

[Po Box 377 Manly NSW 1655](#)

m : [0422 521 871](tel:0422521871)

e : power@sketcharc.com.au

w : www.sketcharc.com.au

Dear Mr England,

We just wanted to respond to some of the concerns about our DA as raised by our neighbours to the sth.

I would like to start by highlighting the fact that we have actually thought in great detail about our neighbours privacy in the design of our home. When we purchased our home there were DA approved plans for a very large home on the block, which are actually still current if we choose to go with that design. However we felt that home had not been designed with any thought to the scope of the block or the neighbours as it has several decks pointed directly at their home, and as the orientation of their home looks directly out at us rather than the street it was less than ideal to be looking directly in on each other. Hence we have designed our southern elevation with only highlight windows to ensure privacy for both them and us.

I understand that they are concerned about privacy in their back yard but as they have already planted bamboo along the fence between our two properties this should all but negate any privacy issues in the future.

In relation to the Cliff, the design of our home has actually worked with it's natural environment, requiring absolutely no excavation of the natural rock or removal of any trees. Our parents retreat will in no way affect any views from their home (being 6.8m away from the Sth/E boundary) and I don't believe that if a path is ever created along the escarpment, our home will negatively impact the enjoyment of that path, any more than the homes on Watkins road and look out over the Bangalley headland walk affect any of the people who enjoy that beautiful local walk.

Their Western Balcony is unfortunately pointed directly at our home (as is their house rather than aligning with the street) and will be affected by any 2nd storey on our property. We have actually kept the front elevation of our home lower than the current DA approved home for the block and with a flat roof and brought privacy back to both them and us as previously stated. In fact as you can see off the plans our 2nd storey roof line is lower than our neighbours on both sides. Any additional shadowing has been considered and I believe our architect has ensured we are within councils regulations.

As far as the height and scale of the property, as we have stepped the home back with the gradient of the land, the parents retreat will be barely visible from the street or sth neighbours if at all as it is also nearly 7m from the Sth boundary. It is also far from being out of character for the street, you can see from the photo included there are in fact quite a few large prominent homes right near us, and we won't be as high as them and as we are retaining almost all of our natural flora the visual impact will be minimal.

To speak of our home in terms of a vertical build is completely unrealistic as it is such a sloping block, and each level steps back substantially with the land. Our parents retreat is in fact only a single storey dwelling set to the rear of our property. We have worked at length to ensure our home will be aesthetically pleasing visually and far less imposing vertically than the currently approved DA for our property. As you can see from the photo attached you can't even see our current home from a distance as we have worked with our colour palette and natural timbers into the design to compliment the natural bushland (I have also attached a photo of our current house to show the

colour and timber, this is going to be the continued aesthetic for the build). We have scaled it back from the current approved plan in height, set-backs and internal floor area, not to mention created substantially more privacy for ourselves and our neighbours, which meant we have had to limit our own views over nth Avalon beach.

Addressing the submission from 2 doors down (63), we actually can't see their home from any part of our land as it is completely hidden by the home next door (65), I don't believe they will be able to see our home at all from their home and may only be able to see it from the very edge of their backyard. We will have very little to no impact on them at all.

Thank you for taking the time to read our submission.

Regards

Susan and Matthew Root