
Sent: 12/05/2020 12:28:03 PM
Subject: FW: Submission re: 65 Marine Pde proposed DA

Hi,

Can the below be registered as a submission for DA2020/0278 - 65 Marine Parade, Avalon?

Thanks,

Tom Prosser
Planner
Development Assessment
t 02 8495 6499
thomas.prosser@northernbeaches.nsw.gov.au
northernbeaches.nsw.gov.au



From: Matthew Root <mat@keithrootbuilding.com.au>
Sent: Thursday, 23 April 2020 6:20 PM
To: Thomas Prosser <Thomas.Prosser@northernbeaches.nsw.gov.au>
Subject: Fwd: Submission re: 65 Marine Pde proposed DA

Hi Thomas

As below is the start of our objection ...

I would like to talk to you further re height restrictions and setbacks as the plans are very simple and don't show all the compliance issues ... ie. 8.5m height restriction or the 3.5m (45 degree) side forms.... please make contact in next 24-48 hrs

Thank you

Regards,

Matthew Root
Supervisor
Keith Root Building Services p/l
[P.O. Box 577 Avalon NSW 2107.](mailto:mat@keithrootbuilding.com.au)
m. 0416021105
ph. [02 9918 8096](tel:0299188096)
e. mat@keithrootbuilding.com.au
w. www.keithrootbuilding.com.au

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& Highly Commended 2003-2007, 2010-2015**

Sent from the work site:)

Begin forwarded message:

From: Susan Root <surfswax@live.com.au>
Date: 23 April 2020 at 10:00:46 am AEST
To: Matthew Root <mat@keithrootbuilding.com.au>
Subject: Submission re: 65 Marine Pde proposed DA

For the attention of Thomas Prosser

Thanks for the meeting at our house so we could demonstrate to you the issue we have with potential further lack of privacy with the proposed DA at 65 Marine Pde. As you had a conversation with our neighbors from our back door I'm sure you can already understand our position.

As quoted from their DA "Two balconies are positioned on the northern side of the building which are orientated north and towards the neighboring property at 67 Marine Pde". These current balconies are currently akin in size to Juliette balconies and rarely used. Already we have our back door and bathroom windows frosted or else anyone on these balconies can see straight into our property.

We do have a Private Open Space to the rear of our property which is totally exposed to these balconies. This is our only private space as our front yard is not at all private from the street. This is a space that captures our northern sunlight and is tucked out of the wind. It is highly utilized as a play area by our young children and a sunny sanctuary in the winter for us all. Our concern is that once these balconies are enlarged they will obviously be more utilized as entertaining areas by the owners and their several adult children (and their partners) who also live at the property. Thus completely negating both our visual and our acoustic privacy.

It will also affect our Master bedroom which is on our south side, their new large side balconies will be right next to the boundary and therefore orientating towards and looking directly into our Master bedroom.

Our Pool is also overlooked by these balconies and again currently at their size it doesn't affect our privacy greatly but it would be uncomfortable to have large groups of people overlook or loudly conversing whilst trying to enjoy some sunshine by our pool.

Our understanding is that it is highly uncommon for side balconies to be approved these days due to privacy issues. We understand that there are small existing balconies but we would ask that the owners take this opportunity to either re align their balconies to face directly towards the street as is customary or in the very least enclose them fully to ensure our visual and acoustic privacy.

We are currently also in the process of seeking DA approval.. our previous plans allowed for a top floor viewing balcony that would allow us to fully take in the views. This was strongly objected to by the owners of 65 Marine Pde on the basis of privacy and potential

noise. We have since had to remove and re design and re submit our plans to enclose this balcony for them. We would appreciate the same consideration in return.

Regards

Matthew and Susan Root