
Sent: 17/02/2021 5:10:31 PM
Subject: Online Submission

17/02/2021

MR Mathew Graham
35 Marine PDE
Avalon NSW 2107
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RE: DA2020/1766 - 31 Marine Parade AVALON BEACH NSW 2107

Dear Mr Davies

My wife and I have considered the development.

Overall we think the development plan is of good taste in keeping with the area. However, there are some objections we have that impact us directly which we are willing to pursue if the development plan moves ahead in its current form. These objections relate to;

- (1) the Proposed Fence
- (2) The Foreshore Building Line
- (3) The Roofing Material.

Addressing these in order;

(1) Proposed Fence - The proposed fence on the southernmost part of the boundary is to be erected on land which is subject to E2 Environmental Zone this area gives us direct access through a set of stairs which has been there for decades, by incorporating a boundary fence, access to the beach and rock area could be limited or completely denied and give way to construction on E2 zoned land. When purchasing our property the E2 zoning for this area was clearly identified and a significant factor in our decision-making to purchase our property as E2 zoned land can't be built on or altered in land profile. This land also contains many native species and is home to local wild life. We would argue against the proposed fence on E2 Zoned Land.

(2) Foreshore Building Line - The area at the southernmost part of the property is also subject to clause 7.8 Limited Development on Foreshore area of PLEP 2014 the construction of a fence on this area would clearly go against the plan as this section clearly states in clause 7.8 (1) b, the objective of ensuring continuous public access along the foreshore area and to the waterway. Clause 7.8,(3) also states that development consent must not be granted unless the consent authority is satisfied that: (b) the appearance of any proposed structure, from both the waterway and adjacent foreshore areas, will be compatible with the surrounding area - we would argue that it is not compatible. (d) the development will not cause congestion or generate conflict between people using open space areas or the waterway - we would argue that it does cause conflict. (e) opportunities to provide continuous public access along the foreshore and to the waterway will not be compromised - we would argue that access will be compromised (g) in the case of development for the alteration or rebuilding of an existing building wholly or partly in the foreshore area, the alteration or rebuilding will not have an adverse impact on the amenity or aesthetic appearance of the foreshore - we would argue that it does impact aesthetic appearances.

In considering the above and to the knowledge of likely objections to the fence by us and

nearby residents it would be evident that the council cannot clearly satisfy itself to provide consent, based on Clause 7.8 (4) Pittwater Local Environmental Plan 2014.

(2) The Roofing Material - Our main living area and west facing deck area may be severely affected by the reflective nature of the proposed roofing material. We request the council applies conditions to the Development Application requiring low reflective roofing material.

Please contact myself for further discussion of this matter.