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**Sent:** 19/02/2021 2:42:56 PM  
**Subject:** 31 Marine Parade Avalon Beach DA2020/1766  
**Attachments:** The General Manager 19th February 2021 Northern Beaches Council.pdf;

Attn; JORDAN DAVIES

Please see attached submission as owners of 37 Marine Parade re the above proposal.

Please contact us on 0403 045 164 to arrange meet on site.

Bill McCausland  
[macland@tpg.com.au](mailto:macland@tpg.com.au)

The General Manager  
Northern Beaches Council

19<sup>th</sup> February 2021

By email  
Attention: Jordan Davies

Re-31 Marine Parade Avalon Beach DA2020/1766

Dear Sir,

We are writing to you as owners of 37 Marine Parade, our home 2 doors east of the subject site. In preparing this submission, we have viewed in detail the documentation submitted with the DA and spoken with residents and community members.

We have identified several areas of serious concern in the proposal development, both from a private and public interest perspective. The concerns relate to protecting the visual and environmental importance of the subject site and the surrounding locality and maintaining the community and aesthetic harmony currently enjoyed.

Our concerns relate to the following issues which we independently identified upon inspection of the DA documentation. Interestingly, in consultation with other affected owners, it would seem they hold the same or similar concerns.

### **Proposed Fencing**

The proposal to build fences that would extend into the E2 zoned Environmental Conservation, is a major concern. E2 is identified as land that is reserved for future acquisition as Regional Open Space.

There currently exists casual walkway and steps across the subject site which allows the community and us to access the site frontage and old beach access steps, in a safe manner and enjoy the open space area we are entitled to.

We understand that construction of any fence within the E2 zone is strictly prohibited and would create both friction between residents and be an aesthetic eyesore. Simply, this is a Public Recreation Area, not to be fenced off for exclusive use as the proposal would indicate.

We also understand that development consent must not be given under Clause 5.1A of PELP 2014 impacting the E2 zone and the proposed fence and landscaping would breach clause (7.8) of PLEP 2014 involving the Foreshore Building Line.

### **Reflective Roof material/colour a major concern**

The DA proposes to create an elongated north /south orientated pitched roof constructed in light coloured metal and located about 20 metres to the west and below our property and in the foreground of a major portion of our westerly outlook.

Our house, originally built in the 60's, with renovations in 1999. At that time Council regulated we had to use a dark coloured metal roof for the amenity of the adjacent house above and to our east. That colour was then called Slate Grey and is now re-named Woodland Grey.

Our house has always enjoyed extensive views from an elevated westerly outlook from many areas of our home including, indoor living areas, bedrooms, outdoor living, balcony and pool areas, undisturbed by reflective roofing such as being proposed.

Light coloured metal roofing as proposed would have a huge detrimental impact via the potential for blinding glare on the amenity, health and value of our home.

Therefore, we submit that the subject proposal be conditioned to require the roofing material to be of a darker colour commonly used such as Woodland Grey with the lowest reflectivity index available for this material to preserve the amenity of our home.

In conclusion we would like to have the opportunity for an onsite meeting to openly discuss and support our submissions.

Regards,

Yvonne and Bill McCausland