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Sent: 7/03/2025 6:47:39 AM
To: DA Submission Mailbox
Subject: Online Submission

07/03/2025

MR Andrew Helms
ST
NSW
[REDACTED]

RE: DA2025/0019 - 728 Barrenjoey Road AVALON BEACH NSW 2107

Number of comments.

1. Height of proposed building when view from rear is significantly higher than existing structure at rear > +4.5m and out of character with neighbouring houses (724-734 Barrenjoey Road) whose roof ridge lines run parallel with the streets (ie: to Barrenjoey Road and Dolphin Crescent) or slope down to rear of house. As a result rear bedroom (upstairs Bed 1 window 9) faces directly into rear and into private areas of properties upslope on Dolphin Crescent(17-21) and vice versa - up slope properties can see directly into these bedrooms. This is partly because proposed building add multiple stories at the rear of the block and is relatively high up the block.

2. Master set of plans and statement of environmental effects document

Building excluding eaves and shading devices is outside the building envelop as defined in Pittwater 21 DCP D1.11.

The prior building was within this envelop.

Additions to the build in particular Bed 1&2 2nd story are constructed outside the existing footprint and outside the building envelop.

In addition the documents refer to Avalon Beach Village planning D1.12 rules - this house is not in Avalon Village - D.12 has different rules concerning building envelop. Thus compliance is stated with respect to wrong part of DCP 21