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**Subject:** Online Submission

27/02/2020

MR Richard Seeto  
- 22 Milga RD  
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rseeto@ciena.com

**RE: DA2020/0068 - 10 Surf Side Avenue AVALON BEACH NSW 2107**

Rick and Louise Seeto  
8 Surfside Ave, Avalon Beach, 2107

Re: Submission concerning DA2020/0068

The development application (DA2020/0068) has raised serious concerns regarding the view lines to Avalon and North Avalon beach from our front balcony, lounge/living and bedroom at 8 Surfside Ave. Following a review of the plans submitted in the DA we have 3 primary concerns:

1. View line obstruction caused by construction of the south end of the complex, particularly in the placement of the new dwelling at the front of the available block and with a minimal setback to our north boundary,
2. Proposed landscape plan that includes the tree Delonix Regia on the Eastern terrace - see further information attached below) and
3. We understand the current usage of 9 Surfside is as a weekender - after reviewing the DA plans the combined complex offers expansive living and garden areas. Is the intended use of this property known? Will it be let out for large events / functions (eg. Weddings) - this would be another major concern for us.

My wife and I have lived on the Northern Beaches for 27 years. We have raised our children in the area and believe it to be THE best place to live in the world. Like a lot of people I'm sure, we had always dreamed of living in a north east facing home with views of the beach and ocean. This dream always seemed out of reach and we have been very settled in Milga Road, North Avalon.

In December 2019, on the back of hard work and perfect timing, we were able to secure our dream home - 8 Surfside Ave, Avalon. To say we were thrilled to secure this fantastic location is an understatement. The opportunity to check out my favourite break, Off Rocks, from my bedroom in the early morning light is something that makes you pinch yourself to make sure it's real! To entertain friends and family and share this view of Avalon paradise among our closest and dearest brings a smile to both our faces. Securing this property was not an inexpensive exercise but one we thought worth it for the rest of our lives.

After receiving the notice of the DA for 9 & 10 Surfside Ave and reviewing the plans on the website, to say we were devastated is a massive understatement. Suddenly it appears our dream could turn into a nightmare.

While we are not against building and certainly the proposed development is a very tastefully planned complex - we cannot, and do not want to lose the dream view of beach, water, ocean and district views 8 Surfside offers, which was our primary motivation to purchase this property.

Had this construction gone ahead of our purchase we would not have had any interest in the property as the view was the major attraction - and drove our desire to secure 8 Surfside at the price we paid.

However, we are not architects or engineers - so we have had to engage, at our expense, a consultant firm specialising in Visual Impact, View Loss and View Sharing, Richard Lamb and Associates (RLA) to ensure we were looking at the right things to determine our loss of view and to ensure we were protecting our dream.

RLA's report accompanies this submission for your review and assessment - refer submission document: R Lamb View Sharing Report 9 and 10 Surfside Avenue Avalon 27Feb20

We hope, with council and the Applicant's collaboration that our concerns regarding loss of views can be overcome and the Applicant can also achieve their aim of constructing a complex sympathetic to the area and the views enjoyed by many living in this unique cul-de-sac.

Regards,

Rick and Lou Seeto

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Delonix Regia or Royal Poinciana (from proposed landscape plan DA 1 Revision C)

1. [www.brisbanetrees.com.au](http://www.brisbanetrees.com.au) 'Royal Poinciana, in a good climate grows up to 9 - 12m high they have a wide umbrella canopy that usually grows wider than the tree is tall'
2. [www.australianplantsonline.com.au/royal-poinciana-delonix-regia.html](http://www.australianplantsonline.com.au/royal-poinciana-delonix-regia.html) indicates plant can grow to 10-15m high and 10m wide