
Sent: 29/07/2021 4:06:39 PM
Subject: submission re no. 31 Marine Parade Avalon Beach. DA2021/0981
Attachments: submission re no. 31 Marine Parade.pdf;

Attention: General Manager, NBC and Thomas Prosser. 29th July 2021

Dear Sir/ Madam

Please find attached our submission re DA2021/0981, 31 Marine Parade Avalon Beach

Our contact details are: rscotford@bigpond.com and adrienneoverall@mac.com

Thank you for your consideration of our concerns.

Yours faithfully

Susan Scotford
Adrienne Overall
(Graham Overall Pty Ltd)

Sent from my iPad

Re Development Application no. DA 2021/0981 at 31 Marine Parade Avalon Beach.

FROM SUSAN SCOTFORD AND ADRIENNE OVERALL (Owners of Graham Overall Pty Ltd.)

As owners of the next-door property no. 29 Marine Parade, we are concerned that this new building is being proposed to be built so close to our common boundary with only a one metre setback. Currently there is planting of trees and shrubs in no. 31 adjacent to our courtyard. If this planting is removed there will need to be sufficient space between the new dwelling and the boundary for this planting to be replaced in order to provide privacy screening for our courtyard. We therefore suggest that the setback should be increased to 2- 2.5metres, which would provide greater privacy for both dwellings. This would also overcome the building envelope encroachment shown in drawing DA-300.

It may also be necessary to move the building a small distance back to be within the building alignment on the ocean side. Both of these adjustments would improve the privacy for both dwellings in their entertainment areas on the ocean side.