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**Sent:** 9/04/2020 1:10:15 PM  
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09/04/2020

MR Michael Cooper  
- 40 Marine PDE  
Avalon Beach NSW 2107  
michael@seaschool.com.au

**RE: DA2020/0274 - 67 Marine Parade AVALON BEACH NSW 2107**

Bulk and scale ( it is around 22 m high / approx. 7 storeys and around 44 m long). If I go outside my house and look at the ridge line , it will be about 7m above the ridge line.

Out of character with an e4 block : this zoning requires development to be low impact

Development control plan: development is inconsistent with the desired character of the Avalon which should reflect the ' sea side ' village character. It will have a visual dominance of the natural landform and surrounding properties. It will be able to be viewed from a large number of vantage points, it is not of good urban design.

Breeches of the code : in terms of setback

Impacts of surrounding properties, including the rear reserve in terms of Loss of views, privacy, solar access