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**From:** Julie Harris  
**Sent:** 11/11/2021 2:12:02 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** Submission - DA2021/1849  
**Attachments:** ALLEN & JULIE.pages;

Application No DA2021/1849  
Address: Lot 3 DP 231634. 15 Burrendong Place Avalon Beach  
Description: Demolition works and construction of new dwelling house

Attention: Phil Lane

We live at 14 Burrendong Place, Avalon Beach which is next door to the proposed development with which we have major concerns.

The proposed building does not comply with front building line rules. This will affect the character of the street by reducing the vegetation and landscaping. This sets a precedence which will affect the future character of the area. There has been a significant loss of trees and vegetation on the property so we will be very disappointed if any more trees are removed.

One of our main concerns is the bulk and scale of the building which will cause increased overshadowing and decrease of solar access. The shade will encroach on established garden, recreation spaces, clothes line, bedroom windows and open deck. The house being closer to the border is likely to produce noise from their deck to our bedrooms. Also a decrease in privacy as well. The minimum of one metre from the building to the border will emphasise these problems.

The stated cladding and roof being black in our opinion is not in character with the area and is not aesthetically attractive. The design of the house does not integrate into the existing street scope.

We are concerned for access along the common right-of-way during construction and the likelihood of asbestos removal.

We ask that the development respect the need for a reasonable level of privacy and solar access is maintained to our property.

Attached is a letter from our architect stating our concerns with compliance to the planning regulations.

Regards,  
Allen & Julie Harris  
14 Burrendong Place  
Avalon Beach 2107

Sent from my iPad

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