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**Sent:** 13/04/2020 3:46:56 PM  
**Subject:** Online Submission

13/04/2020

MR Richard Wiseman  
63 Marine PDE  
Avalon Beach NSW 2107  
rich@wiseo.com.au

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

Nick England  
Town Planner  
Northern Beaches Council  
council@northernbeaches.nsw.gov.au

Dear Mr England,

Re: Proposed Development Application No. DA2020/0274  
Lot 1 DP 1205310  
67 Marine Pde Avalon Beach

We understand that a new development application has been lodged after a previous application DA2019/1007 which had a number of areas of noncompliance with council not supporting that application. Council noted that the extent of the issues in the previous application will require the proposal to be significantly re-designed.

It is clear from the new application that there is no significant re-design of the proposal, to the contrary, the design is all but the same with few changes. The one notable change relates to top pavilion which changes from a one story design to two stories, significantly increasing the impact in terms of size and bulk with an increase in overall height of 2.865 metres. The proposed new building has a change in height from the garage floor to the top of the master retreat of 22.195 metres.

Our concerns from the previous application remain the same, if not increased, with this new application. With the edition of the new DA this property will have a massive scale and disproportionate height to the streetscape, with what looks from the plans - a building from in front of all other properties to the far extremities of the block, (very close to both fence lines) and then to the back of the block overlooking the reserve on the headland which has previously been sold off to the State Government.

It appears the continuous length of the southern facade of the home is nearly 50m in length and that, in addition to the sloping topography of the block, if allowed, would set a completely untenable precedence for size and scale of other future developments on this street.

Sitting higher than the Bangalley escarpment, at over 9 metres above our neighbours ridgeline, this proposal towers over neighbours and completely occludes our view to the north from the top of our property across the valley to Careel Bay,

significantly impacting the amenity of our property.

We encourage council to seriously consider the implications of such a massive building that will be an eyesore for the Avalon community, visible from across the valley, a blight on the bushy natural environment that we love on the Northern Beaches.

Yours sincerely,

Richard and Rowena Wiseman