
Sent: 12/12/2016 11:27:30 AM

Subject: DEVELOPMENT APPLICATION No279/16 , 41 Marine Pde Avalon Beach

ATTENTION : REBECCA ENGLUND

Avalon Preservation Association has reviewed the Development Application lodged for 41 Marine Parade , Avalon Beach

[N0279/16] and raises the following objections to this application---

We are particularly concerned that the proposed dwelling is in an extremely prominent position as viewed by the public and visitors to Avalon Beach and needs to be sympathetic to this space and to comply with the desired character of this area. The Pittwater Local Environment Plan 2014 states---"to ensure that development is integrated with the immediate and surrounding landform and landscape to achieve the desired character of the locality" The bulk and scale of the proposal we believe is inappropriate and note that it massively exceeds the permitted site coverage.

The proposal appears to breach the required front setback.

The proposal will result in significant view loss to neighbours.

The dining room area of the proposed building appears to breach the required building envelope.

For at least these reasons we believe the proposal should be rejected in its present form.

Peter Mayman

President

On behalf of Avalon Preservation Association