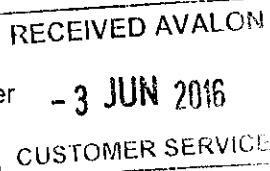


This DA Submission Form must be completed and attached to your submission.

The Interim General Manager
Northern Beaches Council
PO Box 882
MONA VALE NSW 1660

(Fax No: 9970 1200)



DA No: N0209/16

Name: ROBERT BAIN

Address: 58 CENTRAL ROAD

NSW 2107

Phone: 99182104 / 0433795595

Date: 03/06/2016

Proposed Development: Alterations and additions to existing dwelling, including new first floor and new carport

At: 56 CENTRAL ROAD AVALON BEACH NSW 2107

I have inspected the DA plans and related documents. I have considered them in the context of the relevant planning instruments or policies.

☒ Yes ☐ No

I am willing to provide expert reports to supplement my comments should a conflict in opinion arise.

☒ Yes ☐ No

I am willing to provide evidence to the Land and Environment Court if the application is appealed.

☒ Yes ☐ No

In the interests of public transparency please note that your submission in its entirety will be available to the applicant or other interested persons on request and will also be made available on Council's internet site through Council's transparent Development Application Tracking process. You are encouraged, as is the applicant, to discuss with each other any matters that may be of concern.

COMMENTS: (You may use the space provided or attach a separate document).

① - OVERSHADOWING / SOLAR ACCESS

② - THE IMPACT ON INDIGENOUS CARPARY TREES ON ADJOINING ALLOTMENTS

③ - PRIVACY - AND OVERLOOKING LIVING AREAS.

④ - VIEW LOSS.

PLEASE REFER TO ATTACHED FOR DETAILS.

Name: ROBERT BAIN Signature: *Robert Bain* Date: 03/06/2016

Disclosure of Political Donations and Gifts (sec 147 EP&A Act 1979):

Please read the information enclosed concerning political donations and gifts disclosure and, if relevant, tick the box below and provide details of the donation or gift on the disclosure statement available on Council's website:

I have made a political gift or donation

☐

Robert Gordon Bain

58 Central Road

Avalon NSW 2107

notes for D.A. no. N0209/16 (56 Central Road Avalon)

1. Overshadowing and Solar Access.

We note the impact and increase of overshadowing of our property. We currently enjoy the morning sun through winter in our back dining and living area, and see that the development will directly affect this.

2. The impact on indigenous canopy trees on adjoining allotments.

It appears the proposed development involves excavation close to the western boundary at the rear of the existing dwelling. I have several large eucalypts and other screen planting which are close to the boundary. I am concerned that the excavation will have an impact on the mature trees, and I note that the arboriculture report submitted with this D.A has not considered this potential impact.

3. Privacy and overlooking of living areas.

Currently our dining and outdoor living areas our family enjoy are both a private and natural setting. We note that the proposed development exceeds the council's built upon area controls. The proposed development exceeds the building footprint upslope to the rear of the site. As we are located on the adjoining property to the west, we have major concerns with the 3 windows that will overlook and into our property and upstairs bedrooms. There are also concerns with the extension of the front and balcony and viewing into our living room and front balcony. The same concern extends to our upstairs bedroom and the proposed top level viewing deck.

4. View loss.

We have concerns with the loss of views to the water and the ocean. Though we currently have limited views of the Pacific Ocean, this is something we really enjoy, and this development will impact on what views we currently have.