
From: Leonie Annesley
Sent: 22/09/2025 1:28:09 PM
To: Council Northernbeaches Mailbox
Subject: Mod2025/0495 - DA2023/1780 Lot 122 DP 8394, 89 Marine Parade
AVALON BEACH
Attachments: Document 89 Marine.pdf;

Attention: Brittany Harrison, Officer
Development Assessment Team

Dear Brittany,

Attached is Submission relating to 89 Marine Parade Avalon Beach.

Thank you,
Leonie Annesley

The CEO
Northern Beaches Council
council@northernbeaches.nsw.gov.au

22 September 2025

Attention: Brittany Harrison, Officer
Development Assessment Team

**Modification No. 2025/0495 - DA2023/1780 -
89 Marine Parade, Avalon Beach**

Dear Sir,

I am the owner of 87 Marine Parade, Avalon Beach which is next door on the southern side of the above property.

I request Council give consideration to the following:

The gutter height along the Southern Section is proposed to be increased by over 40cm. This is as a result of the ceiling height inside the top level increasing from 2.7m to 3.1m.

This modification results in significant non-compliance with the requirement for the dwelling to fit within the required building envelope.

Section A amendment to roof ridge height would result in non-compliance with required maximum building height of 8.5m above "natural ground line".

This is not an insignificant or "minor" modification - it has real impact and results in an increase in the level of non-compliance.

These proposed modifications will result in more overshadowing on my principal private outdoor living space which receives the most sunlight through the midwinter day. Additionally, the rear yard area between the deck and the northern boundary provides highly valued garden areas, and a space for drying clothes. The reduced sunlight will result in less than 3 hours sunlight to this private open space at midwinter.

The proposed modification should be amended to comply with the required building envelope. There is no justifiable reason why this cannot be achieved on a site with an area in excess of 1000sqm and a width of 18m+. Any design challenge relating to sloping land has been overcome entirely with the extensive excavation and topographical conditions present no barrier to a complying development.

The overshadowing impact upon No. 87 Marine Parade is unreasonable given both the non-compliant design and in light of the options to amend the design to significantly reduce the impact without material impact upon the development potential of the site.

I request Council refuse the modification with respect to the increase in the height and bulk of the dwelling, overshadowing and breaching of the building envelope.

Regards,
Leonie Annesley

