
Sent: 12/11/2020 3:16:58 PM

Subject: I strongly object to Application Number: DA2019/1260 27-29 North Avalon Road

Attachments: Objection Martin _ Demolition works and construction of a Seniors Housing development -27-29 North Avalon Road.pdf;

Att: Principal Planner, Renee Ezzy

Please find attached my strong objection to the Sepp 5 proposed for 27-29 North Avalon Road

Regards

Sue

Sue Martin

19 Hudson Parade

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19 Hudson Parade
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12 November 2020

Northern Beaches Council
Attention: Principal Planner Renee Ezzy

Dear Ms Ezzy

OBJECTION SUBMISSION

Application number: DA2019/1260 Demolition works and construction of a Seniors Housing development comprising 10 self-contained dwellings and consolidation

I strongly object to Application Number: DA2019/1260

I appreciate that both Council and the Land and Environment Court have rejected a previous application and I urge Council to reject this one.

The concerns voiced by so many residents to the previous D.A. are equally applicable to this inappropriate overdevelopment.

My reasons for objecting include:

- the size of the development which is out of character with the surrounding residential area, a quiet, low rise, leafy, residential area
- this multi-unit medium density development of ten units/townhouses would change the character of this area. A property with ten units/townhouses is in stark contrast to the current amenity of the area. It would also set a precedent for the demolition of even more family homes and gardens that characterise this community.
- the proposed basement parking for 22 cars will require significant excavation with accompanying dozens of trucks and noise disrupting a quiet, suburban, child-friendly area
- attempting approval via Seniors Housing Policy would seem to be merely a ploy to avoid stringent NBC building requirements rather than a commitment to provide appropriate housing for the over 55s. The property is more than the maximum distance for a bus stop.
- the provision of 22 parking spaces is surely an indication that the target buyers would be travelling by car, thereby adding significant traffic along these hitherto quiet streets.
- the development will result in the loss of 46 trees, native and introduced. Even trees on the road reserve will be removed to provide driveway access. This is unacceptable.

I note that despite the refusal of the previous D.A., the developer has already begun removing trees. What action are you as the consent authority doing to halt this presumably illegal removal of trees? In the event of the D.A. being refused, what action will NBC take to demand restoration and remediation of the natural environment by the developer?

I urge you to refuse this D.A. It is an inappropriate and insensitive overdevelopment. It would destroy the amenity of a quiet, child-friendly residential area.

Regards
Sue Martin