
Sent: 6/09/2020 7:25:52 PM
Subject: Submission Regarding Notice of Proposed Development DA2020/0941
Attachments: DA2020-0900 Submission.docx;

Attached please find my Submission re: Proposed Development DA2020/0941.

Clifton Hall

7 September 2020

Mr N. England
Planner
Northern Beaches Council

RE: DA2020/0900 – Lot 1 4 Cambridge Avenue NARRAWEENA NSW 2099

I am writing to comment upon the impact of the proposed development at the above address. Upon receipt of your letter of notification, dated 20 August 2020.

There have been numerous attempts to develop the site following sub-division some years ago. The concerns expressed by a majority of the residents of both Cambridge Avenue and the adjoining Rowena Avenue blocks previously, remain regarding this latest proposed development.

The issues of concern I wish to raise are the following:

There are presently 12 residences in Cambridge Avenue and 24 vehicles. The increased volume of vehicular traffic both during demolition/construction and thereafter, given the length of the Avenue which is approximately 50 metres in total. More off-street parking must be provided.

Heavy vehicle access over the life of the works will degrade the road surface, potentially damage the kerb and guttering (hence drainage) and disrupt access and amenity for existing residents and/or their visitors.

Pedestrian access to five (5) homes (in some cases by pre-school and school-aged children) requires walking upon the road surface due to the excessive size and positioning of several Council planted trees on the adjoining footpath. Furthermore, these trees also obscure vision of vehicles entering the street from No 3 and No 4. Please consider clearing the footpath.

Adverse impact upon the availability of legal visitor car parking at the kerb, already limited to less than one car per residence. A development of the scale proposed will lead to trade vehicles requiring parking in the avenue for extended periods each work day further restricting the turning circle at the end of the Avenue.

Adverse impact upon the existing waste collection services which further reduces car parking availability significantly due to multiple waste bins being placed at the kerb for collection over a 4 to 5 hours period on collection days each week.

The over-development of the existing small sized building block (700sqm) less than half the original block, with a single-story house and pool. The house I understand can and most certainly will be increased to two story in the foreseeable future.

The avenue was originally designed to cater for 11 dwellings, the proposed development will result in an increase to now 14 dwellings serviced via a mere 50 metre length roadway.

The proposed development will result in a substantial loss of privacy by residents of existing neighbouring dwellings in both Cambridge Avenue and Rowena Avenue.

Given these concerns, together with the expectation of fair and reasonable consideration be granted to residents, I ask for your favourable reading of my submission.

Yours sincerely,
Clifton B Hall
1 Cambridge Avenue,
Narraweena NSW 2099