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29/01/2019

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RE: DA2018/1998 - 104 Cabarita Road AVALON BEACH NSW 2107

Our submissions in relation to the proposed development applications DA2018/1990; DA2018/1991; DA2018/1992; DA2018/1997; DA2018/1998 and DA 2018/1989 are as follows:

1. The Developer has stated in the Environmental Impact Statements in support of the applications that either there will be no impact on the views of surrounding residents or that there will only be a limited impact. It is stated that the Developer will be compensating for any loss of views by reducing the canopy. Our property is immediately opposite the site. The Developer has not accessed our property and it is not clear to us what the impact on our outlook and amenity may be. Although a diagram has been prepared showing how the proposed development will appear from the water, a diagram has not been prepared showing how the development will appear from Cabarita Road. We submit that it would be appropriate if the Developer prepared a diagram showing how the development will appear from Cabarita Road and also provided more detailed information as to how it will impact on the views of surrounding ratepayers, perhaps following an inspection of their properties. These concerns relate to the proposed Lots 2, 3, 4, 5 and 10 which are the subject of DA2018/1990; DA2018/1991; DA2018/1992; DA2018/1997 and DA2018/1998 respectively.
2. It is stated in both the Application and the separate associated subdivision application that the proposed reduction of trees by ten percent is acceptable and will have no significant impact. It is important to consider that there has already been extensive tree felling and removal of vegetation on the site within the last twelve months. This has caused an immediate reduction in wildlife numbers both on the site and on adjacent properties such as ours. The populations of native birds including kookaburras and brush turkeys, native animals including ringtail and brush tail possums, native lizards including leaf tail geckos and skinks and native frogs and spiders have significantly declined in the months since the clearing took place. We note that canopy reduction in the Northern Beaches is a significant ongoing issue and respectfully request that the Developer limits any further removal of trees as much as possible.
3. The proposed development will involve substantial building work over a significant period of time. It is important that the time during which construction is carried out minimises the noise impact on surrounding ratepayers, many of whom are retirees or work from home. Work should not be permitted on weekends and work during the week should be limited to reasonable hours.