
Sent: 19/02/2020 12:10:24 PM
Subject: DA2019/1260 Attention Ms Renee Ezzy

To Northern Beaches Council

Attention: Ms Renee Ezzy

I have just returned from a couple of weeks overseas and become aware of a proposed seniors living development in North Avalon Road close to where I live.

I would like to object to development application DA2019/1260 on the grounds that the construction of 10 dwellings on two lots which currently have two dwellings in total is gross over development of the site. The site is in a typical and representative residential area for the North Avalon part of the Council area and contains mature trees in a quiet neighbourhood.

It appears the developer has submitted a proposal that is known to be gross overdevelopment so that they can then accept a "compromise" development of six or eight dwellings on the site. Even this level of development would be unacceptable because of the adverse impacts on the amenity of this residential area.

There are approximately 25 lots in North Avalon Road. If a development of 10 dwellings is permitted to set a precedent then potentially there could be 130 dwellings on North Avalon Road. If extended to neighbouring streets the proposed development would set a precedent that could lead to the development of literally thousands of new dwellings. The residential amenity would rapidly decline as a result of increased traffic and on street parking, decreased road safety in a street where children and adults ride bicycles to school, the shops and beach, loss of trees and native habitat, increased noise, and other adverse environmental impacts (stormwater, visual impact, etc). Subject to a proper environmental impact assessment, perhaps four dwellings would be an acceptable development.

I understand that the closing date for submissions has passed but request that consideration be given to the points raised above in the assessment of the development.

Yours sincerely
Ross Woodward
12 Watkins Road
Avalon Beach