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Subject: Online Submission

10/11/2020

MR Jonathan Molyneux
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RE: DA2019/1260 - 29 North Avalon Road AVALON BEACH NSW 2107

Dear Sirs

There are many salient facts about why this development should not go ahead:

1 - Congestion

We already have too much traffic due to overdevelopment north of Newport. The roads do not cope on a daily basis with the reduced (due to COVID) rush hour, the school traffic, and the weekend visitors. Putting more strain on stretched infrastructure will not suffice.

2. Environment

The North Avalon environment is that of family homes, on reasonable size blocks. There is a reason we all chose to live here, and that is not for it to become a concrete jungle through the overdevelopment of a money hungry developer.

3. Fauna and Flora

if you look at the havoc the developer has already created by cutting down many beautiful trees (some that are non-exempt, and some they promised to keep as per their plans), it shows their distinct lack of empathy with the environment and the region. The flora and fauna in their design is far too minimal for the environment, not in keeping with the environment and will ruin North Avalon for many people. It is very sad that this type of development which is against the wishes of the people that live here, and only erodes the beautiful environment could be commenced with the vicious clearing prior to any approval being made.

4. The proposed building

The proposed building is not in keeping with the location being too many occupants in too small a space; having too many cars to add to the current congestion; endangering lives during the school run by increasing the traffic in the area; and frankly the finish is disappointingly out of character with the rest of the area.

5. The proposed car park

Whilst I laud the efforts to reduce street parking, the concrete monstrosity being put forward is more in keeping with inner city living (think Surrey Hills). A better way to reduce on street parking would be not to overdevelop the area in the first place.

6. Length of build

Given the noise / vibrations / increase in traffic / large trucks on residential streets, I do not see how anyone could recommend that this proposal be approved. This will cause mayhem in the streets, undue stress and concern to local residents, and will be a danger to local children, pensioners and wildlife.

In Summary, this is a badly designed development for the area, where there is no specific need, and will only cause harm to the North Avalon environment.

I urge the LEC to find for the council, reject the development, and ensure the developer has to replace all the non-exempt trees they have already destroyed.

Yours Sincerely

JE Molyneux