
Sent: 20/09/2021 4:30:50 PM
Subject: APA Submission DA2021/1032 - 8 Delecta Avenue, Clareville
Attachments: APA sub 8Delecta17.9.21.docx;

Dear Mayor Regan, Mr Brownlee, Councillors and Mr Prosser

Please find attached APA submission re the above DA.

Sincerely
Peter Mayman
Avalon Preservation Trust
incorporated as Avalon Preservation Association

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17 September 2021

Mr Ray Brownlee
CEO
Northern Beaches Council

Attention: Thomas Prosser

Re: DA 2021/1032 - 8 Delecta Avenue, Clareville

Avalon Preservation Association raises the following objections to this Development Application in its current form:

SITE COVERAGE

Using the areas provided by the consulting Architect engaged by three of the neighbouring property owners, and excluding the proposed roof garden, the site coverage is so far above the allowed 40% that Council is, we believe, obligated to require a revised design.

DESIRED CHARACTER

The charm of this area is largely based on inconspicuous dwellings in a green environment and in our view the bulk of this proposal does not comply with the desired character as stated in the DCP.

TREE PRESERVATION

To remove the most prominent native canopy tree (Melaleuca) on the site (almost on the boundary) again challenges the well-established green character of this area and the stated concept of "houses among the trees". Surely it is possible to design around the retention of this tree.

SHARED DRIVEWAY

We note the concerns raised by the occupants of Number 10, that the existing shared bitumen driveway is very likely to be damaged by repeated heavy vehicle use. Access to number 10 is also likely to be disrupted which appears to strongly support the request that the proposal for number 8 should include its own separate driveway and crossing.

We urge Council to require these changes to help retain the character of this area, much loved by residents and visitors alike.

Sincerely

Peter Mayman
Avalon Preservation Trust
Incorporated as Avalon Preservation Association