
Sent: 20/02/2020 12:57:53 PM
Subject: DA2019/1260 submission
Attachments: DA2019-1260.pdf;

NBC - please see my letter apposing the proposed development DA2019/1260 at 27&29 North Avalon Road.

Regards/L



Treasury

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20 February 2020

To: Council@northernbeaches.nsw.gov.au

re: DA2019/1260 proposed 10 apartments at 27 & 29 North Avalon Road.

I refer to the proposed 10 apartment development at 27 & 29 North Avalon Road, and wish to object to this precedent.

The proposed development clearly does not meet guidelines set down by the State Environmental Planning Policy "SEPP" (housing for seniors (which I'm very close to joining the silver foxes); or people with disability) as there are no community services or public transport available within the 400m radius of the proposed site. The developers have undoubtedly used this to circumvent their density development in order to pass its submission.

The magnitude of the development is outside the character of the local area; of which I've been a resident of North Avalon for now over 50 years, so have seen a thing or two as residents /developers renovate/develop dwellings.

The site is near the T junction of Watkins Road/Marine parade where cars travel at speed navigating round the corner; and often the driver cannot judge the distance on their side of the road and often cross and/or drive in the middle of the road. This is a common occurrence, not conducive to having the elderly walking or the disabled traversing across the road for the footpath; as there are currently **no public footpaths on that side of the road of the proposed development.**

I am not opposed to developments that would enhance the area and/or give opportunity to those trying to get into the housing market, however believe this proposal, if passed, will set precedent to further scrupulous developers using the SEPP as a guise/misrepresentation of its true intent.

Yours sincerely

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