
Sent: 27/01/2020 4:08:11 PM
Subject: Online Submission

27/01/2020

MR Maurice Overy
3 / 5 Central RD
Avalon Beach NSW 2107
Mauriejohn1@gmail.com

RE: DA2020/0008 - 3 Central Road AVALON BEACH NSW 2107

To the Assessing Officer

I wish to object to DA2020/0008 on the following grounds. I write as the Strata Chair and Treasurer of SP75727 but this submission does not preclude the other four owners making their own submissions.

The DA is for 8 units NOT 6 as one of our strata residents had been verbally advised. This over development will lead to some of the following undesirable consequences.

- There is no visitor parking. That and 8 units ensures the development goes to the front of the block with resident parking access off Patterson Lane. Visitors cars will clog the already overcrowded streets and parking areas
- This would necessitate removal of the two Angophora trees fronting Central Road. These are a protected species which the Arborist has said are healthy and have a good 40 years left in them. In these days loss of tree should be avoided where possible especially of a native protected trees.

It is understood that Council's own Development Control Plan is not complied with as follows;

- The development exceeds the maximum height allowed by 1.1m
- The development floor space is exceeded by 30%
- The building envelope shape is not correct

It is also understood that council is able to waive the conditions of its Development Control Plan as it sees fit. The need to take account of the developer's view is acknowledged. However, varying these conditions to allow any of the above would create a precedent which I feel would be unacceptable to the majority of residents of the Northern Beaches.

I would like to request a site visit and height poles to be installed so that residents can appreciate the scale of the building before the DA is considered by Council

Kind Regards Maurice Overy 0408 187 302