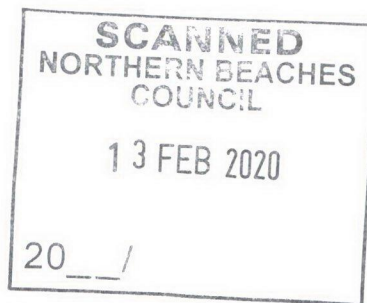


07/02/2020

The General Manager,
Northern Beaches Council,
725 Pittwater Road, Dee Why,
NSW. 2099.



RE : DEVELOPMENT APPLICATION FOR
27-29 NORTH AVALON ROAD, AVALON BEACH
DA2019/1260

Dear Sir,

I have been advised of the development application submitted by Armada Avalon Pty Ltd., who are to construct a SEPP 5 project at the above address. I strongly object to the construction of this development in its entirety.

It is disappointing that the Applicant in his covering letter of the 10/10/2019 states that this Application meets the criteria of Northern Beaches Council and that he has interpreted the council's requirements pertaining to scale, form, siting, materials and character and that it responds sensitively and even compliments the natural and built environment.

This proposed development is not appropriate.

SEPP 5 PLANNING GUIDELINES

The current guidelines set out for the planning of this type of development includes : specific distances to public transport stops, commercial and retail facilities, medical and health care, particularly an accessible hospital. The location of this site fails to meet these basic parameters and breaches Seniors Housing Planning and Legislation.

SERVICES INFRASTRUCTURE

Northern Beaches Council has aggressively approved many secondary dwellings on standard residential lots in Avalon in order to assist in housing extended families. This policy coupled with the approval of an ever increasing number of SEPP5 multiple housing projects is resulting in the overwhelming of services infrastructure. These services particularly include stormwater disposal, water supply and vehicle traffic routes.

The main intersection of Barrenjoey Road and North Avalon Road is currently brought to a stand still between 8.30 and 9.30am on school days by the volume of cars attempting to leave North Avalon. On weekend afternoons and during Summer holidays local traffic exiting and entering North Avalon Road is severely affected by traffic heading southwards from Palm Beach.

CURRENT DESIGN

This site has a central open paved car park for owners. The plans appear to show only 15 parking spaces for 10 units and their visitors. This appears inadequate and will lead to cars parking on the street.

The plans show a visually dominant, elevated, covered pedestrian walkway above the car parking area which further adds to the overdevelopment of the site.

07/02/2020

There is also a minimal landscaped "green zone", which in fact constitutes a narrow band located around the site boundary with very few of the original advanced trees and vegetation surviving.

It is concerning to see Northern Beaches Council prepared to compromise their integrity regarding landscaped areas when they intend to approve the removal of the majority of trees from the site. You have a strict policy to refuse tree removal by existing residents. In this Application 50 mature, healthy trees are to be removed.

CONCLUSION

North Avalon is an area typified by large residential blocks with modest houses and abundant flora and fauna. This is how most of the residents would like it to remain. No's. 27 and 29 North Avalon Road are currently perfect examples of this.

Yours sincerely,

David and Marieta Barnard.
36 Marine Parade, North Avalon NSW 2107