
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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To: DA Submission Mailbox
Subject: Online Submission

22/05/2025

MR Jerry Schaffer
104 Hilltop RD
Avalon Beach NSW 2107
[REDACTED]

RE: DA2025/0448 - 100 Hilltop Road AVALON BEACH NSW 2107

I object to the proposed development DA 2025/0448 at 100 Hilltop Road, Avalon Beach, on the following grounds:

1. Excessive building height: 11.6 metres vs the Council requirement of 8.5 metres. This proposed four level building is more than a third higher than allowed.
2. Preposterously large garage which is completely out of style for Hilltop Road where carports are the norm or the garages are well off the street.
3. Fears of damage to my house and neighbour's houses caused by the tremours from driving the foundations through the clay and into the bedrock.
4. Destruction of trees and subsequent loss of amenity for the entire neighbourhood.
5. The proposed building is not centred in the block and should be moved further north. This would reduce the effective height.
6. Concerns that the excessive destruction of trees will cause significant stormwater damage to trees in Hilltop Reserve and to the properties below on Hudson Parade.

I ask the Council to reject this application on these grounds.