
Sent: 11/02/2020 2:48:34 PM

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

Dear Northern Beaches Council

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

We strongly object to the proposed development at 27-29 North Avalon Road.

Council and the developers conducted pre-da meetings but due diligence does not appear evident in the development proposal put forward. We feel the proposal should not have even got to this stage in this state.

There are many aspects of the proposal that are not good practice nor meet basic consideration of the natural and built environments. Some of these include:

- Unnecessary removal of many trees which will negatively impact on our already threatened wildlife.
- Minimal strips of boundary planting proposed
- Doesn't meet SEPP 5 guidelines
- Lack of parking for 10 appartments and potential increased numbers of caravans and boats parked along North Avalon Road.
- Increase congestion of North Avalon Road. This issue should be urgently addressed separately to reduce the amount of car school drop offs to Barrenjoey High School which has ruined Catalina Cres and North Avalon Road at peek hours.
- Character of the design:- showing high level walkways is not in character with the surrounding homes and buildings.
- Exceeds height limit.
- Bin and waste areas close to the road and not enough bins appear to have been provided for the development.
- Increased drainage problem and run off.
- Estimated Cost of Works of approximately 3.5 million to build 10 appartments is not convincing of high quality building and landscaping practices. If this is indeed the figure for the build, the result will be a very low budget appearing development.
- No guarantee that quality control will be maintained over the entire construction process. Architects are often engaged by developers to gain DA approval and then are not engaged during the construction process and quality decreases. For example the nearby development of DRIFT - it should never have been painted white, is just one example of how the appearance of our built environment is compromised.

Yours Sincerely

Neville Residence
Marine Parade, North Avalon

