

1/5 Central Road  
Avalon Beach NSW 2107  
(tel : 02 9973 2662)

6 February 2020

Northern Beaches Council  
PO Box 82  
Manly NSW 1655



Attention : Claire Ryan

Dear Sir

Development Application No. DA 2020/0008  
Lot 27, DP9151, 3 Central Road, Avalon Beach

When I sent my enclosed letter of 24 January, I am afraid I did not appreciate that the requested site visit would take place after your deadline for submissions to the Council. In view of this better understanding of procedures, it now seems appropriate to enter a few more comments on my primary concerns.

As owner of the first floor Unit 1 at 5 Central Road, I have always enjoyed extensive views to the east, including initially a beautiful treetop canopy and then the ocean beyond. So, like anyone else in my position, I would greatly miss these views and wish to do everything possible for them to be protected.

I hope this better explains my earlier request for a site visit and assessment of potential view loss deriving from the proposed new apartments 7 and 8, as well as a new request for height poles to provide complete clarity on the issue. And similarly, on the somewhat related matter of proximity, I am keen to establish whether there would be a potential invasion of privacy associated with the diagonally facing balconies of my existing unit and the proposed apartment 8.

Notwithstanding these particular concerns in regard to my own property at 5 Central Road, it would, I think, be remiss of me not to make certain wider and more general comments on the overall development concept.

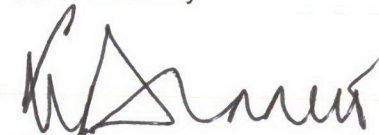
As the Council will probably be aware, DA 2020 has attracted a good deal of comment, discussion and unease in the immediate vicinity. Of special significance is the very large landtake and footprint, both side-to-side and front-to-back of the overall site. This would not only require the removal of several healthy and mature trees that give much pleasure to many people throughout the seasons. It would also result in what might be regarded as a disproportionately large building mass, without any provision for visitor parking.

All this derives directly from the developer's plan to accommodate as many as eight independent living units. Is this not rather too ambitious for a site of this size, producing potentially adverse consequentials for existing ratepayers in terms of views, proximity, privacy, noise and general ambience? Everyone accepts that new homes will be built at 3 Central Road but not in circumstances where they would demonstrably detract from values and the quality of life of neighbouring residents.

Perhaps I should add that this is more in the nature of a "fair and commonsense letter", rather than a technical submission. But neighbours more familiar with planning matters and the Council's Development Control Plan have also identified several significant departures from normal practice. In particular, they claim that the development proposal exceeds the maximum permitted height by more than one metre; greatly exceeds the normal floor space allowance; and apparently departs from key planning controls with an excessively large building envelope.

For all the above-mentioned reasons, and because of strongly held concerns among the immediate community, I hope the Council will reject the application in its present form. Thank you.

Yours faithfully

  
S. W. Bennett



02-9973-2662

1/5 Central Road,  
Avalon Beach,  
NSW 2107.

27th January 2020.

Northern Beaches Council,  
P.O. Box 82,  
nearby  
NSW 1655.

(For the attention of Claire Ryan).

Dear Sir,

Development Appln. No. DA 2020/0008  
Lot 17, DP9151, 3 Central Road, Avalon.

Thank you for your letter of 21st January  
about the proposed demolition and  
redevelopment of the site at 3 Central  
Road, Avalon Beach.

Without prejudice to the possibility of wider  
considerations affecting my neighbours at  
5 Central Road, I had the advantage this  
morning of discussing one particular aspect  
with Claire Ryan. This involves the treetop  
and ocean views enjoyed by Unit 1 at  
5 Central Road and whether or not these  
views might be lost or compromised by  
the proposals.

Ms. Ryan was extremely helpful on the  
telephone and invited me to make a written  
request for a site visit and assessment of  
potential views loss.

I very much appreciate your help and  
advice on this matter.

Yours faithfully,



(S.W. BENNETT)