
Sent: 26/02/2020 2:48:13 PM

Subject: Fwd: Attn: Renee Ezzy - DA2019/1260 || 27 & 29 North Avalon Road, Avalon

Dear Renee,

I am forwarding you Natalie Ball's submission, as it still hasn't been uploaded to the website!

It was sent on Wednesday, 19th February.

Kind regards

Cathy Chard

Begin forwarded message:

From: Natalie Ball <natalie.ball@me.com>

Subject: Fwd: Attn: Renee Ezzy - DA2019/1260 || 27 & 29 North Avalon Road, Avalon

Date: 25 February 2020 at 2:38:49 pm AEDT

To: council@northernbeaches.nsw.gov.au

Cc:

Dear Renee,

Please find attached my letter as sent Wednesday 19th February.

I notice other submissions which have been added to the file for the above development proposal...but not ours.

Could you confirm receipt of this email.

Kind regards,

Natalie

Natalie Ball

+61 409 182 312

natalie.ball@me.com

Begin forwarded message:

From: Natalie Ball <natalie.ball@me.com>

Subject: Attn: Renee Ezzy - DA2019/1260 || 27 & 29 North Avalon Road, Avalon

Date: 19 February 2020 at 11:51:52 am AEDT

To: council@northernbeaches.nsw.gov.au

Attention: Renee Ezzy

Dear Renee,

I am writing to you to register of our concern for the proposed development at 27 & 29 North Avalon Road - DA2019/1260. Apologies for the late submission.

We live at 2 North Avalon Rd...which is opposite the shops at North Avalon.

Our main concern with the proposed development is the proximity of the development to the particular services outlined for 'Seniors or People with Disability Housing'.

The proposed development does not fit within the guidelines set by the State Environmental Planning Policy...we are particularly concerned that if this development is approved it 'opens' the door to other developers pushing the boundaries.

There has been another Sepp 5 development opposite our home in Binburra Ave recently completed...and the extra traffic certainly impacts the neighbourhood.

North Avalon Shops has a 'Surf Shop', 'Bottle Shop' (alcohol), Take Away Food (burgers), Cafe & Convenience Store...there is no Doctor or Community facilities or Services.

North Avalon Road is particularly busy...as it is the main thorough-fare to North Avalon Beach, Kindergartens (x2), High School and Montessori School.

Our Street is often at a 'standstill' with bumper to bumper traffic outside our home...making it dangerous to cross the road.

As parking is limited and difficult along North Avalon Rd – people park badly and often illegally.

This will be worse with the increased traffic and magnified by the additional housing - 10 proposed apartments (with a possible 20-24 more people in residence and their guests) - where there were 2 dwellings.

The proposed development appears to have no consideration for the local flora & fauna...with the proposed building using almost 'all' the land for the new build leaving very little 'garden'.

As a North Avalon local for 35years...we have lived within the council guidelines and appreciated our councils devotion to our 'flora & fauna' and our area.

To quote Northern Beaches Council Website:

Our aim is to work with the community to conserve, protect and enhance the Northern Beaches natural and built environment and to improve the quality of life for our community now and in the future through the application of appropriate building and development

controls.

The proposed development...will change the Street scape - taking many trees and disrupting the habitat of local birds & native animals (possums, bandicoots & owls).

We are not opposed to 'development' and understand the position the council is in with the State Government ruling on housing...however we believe this particular development is an over development of the land.

We look forward to hearing of the proposed meetings to review...and suggest an 'on-site' meeting for the council to see the impact 'first hand'.

Kind regards,

Natalie & Graeme Ball

Natalie:
+61 409 182 312
natalie.ball@me.com