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**Sent:** 10/02/2020 5:30:02 PM  
**Subject:** DA2019/1260 submission  
**Attachments:** DA2019-1260 submission.docx;

## RE: Proposed development 27/29 North Avalon Rd - DA2019/1260 Seniors Housing

I wish to express our concern regarding the over development of the above address for the SEPP – over 55 development.

1. This type of large scale development (10 dwellings – 2 stories high) is supposed to be close to similar large-scale developments like the blocks of units and shops etc – instead it is deep inside of suburban Avalon Beach where there are single residential dwellings on both sides of the street and neighboring dwellings behind. The bulk and scale of this development is excessive.
2. The site coverage of buildings seems excessive plus all the hard surfaces will add dramatically to the storm water run off compared to existing conditions and compared to neighboring blocks. Please investigate.
3. The lack of car spaces for this development is going to push a lot of vehicles onto the street. The affluence of this area will mean these units will not be cheap, hence the new owners will most likely afford and have, 2 cars per couple and/or some may even have an RV or caravan or boat (common in the beaches suburbs). This development only has an allowance of 1 space per unit plus 5 visitors' spaces. The odds are very high that the vehicle overflow will dramatically fill street parking congesting and impacting the area in a negative way.
4. This area currently has many trees on the proposed development block and many to adjacent blocks. The development requires most of these trees to be removed, including many trees from the nature strip of which are on council property. What right do they have to remove so many trees, especially from the nature strip? It will definitely change the feel of the suburb.
5. If these developers get away with such an ambit claim for overdevelopment in the depths of North Avalon – what's to stop further erosion of the look and feel of our bushy Pittwater suburbs.

We urge the council to refuse this over development.

F & A Zonneveldt

Binburra Avenue; Avalon Beach

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