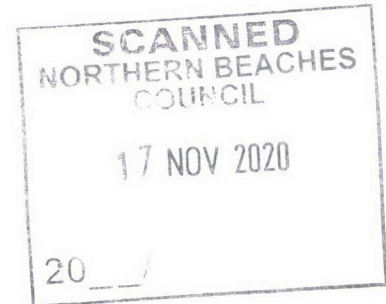


**25 North Avalon Road
Avalon Beach NSW 2107
8 November 2020**

CEO
Northern Beaches Council
PO Box 382
Manly NSW 1655



**RE: DA2019/1260
27 – 29 North Avalon Road**

I live next door to this proposed development and am extremely concerned on the impact this will have on my personal life and those of surrounding neighbours. I am on an invalid pension and are house bound for significant times each week.

I wish to lodge my objections for the following reasons:

I am concerned about the increased load on the sewage mains and stormwater pipes that run through the neighbouring properties. Is there any provision for the developer or council to upgrade these pipes as part of the development?

I am concerned about the increased groundwater runoff that will flow downhill into a flood declared zone, due to the increase in hard surfaces of the development.

North Avalon Road is the main access road for the North Avalon alcove. The blocks are large relative to other areas in Sydney which make them highly sought after by young families. Bangalley Headland is located at the Eastern end of the street providing an abundance of natural bushland and the houses along the street have gardens with many native plants and large established trees. There is one set of shops and a childcare centre in North Avalon Road to cater for the needs of families. There are, however, no medical facilities within a one kilometre radius of the area, the Ambulance Station is not in full-time use and the only access to public transport is a bus over 400m away on busy Barrenjoey Road. The concerns I would like to raise are based around the density of SEPP-55 developments in the immediate vicinity, the planned loss of trees, and the problems with parking and access during the construction phase.

I and many others choose to live in this visually pleasing, family friendly, low density area for the amenity of the beautiful protected environment with its abundance of trees and wildlife. I worry that this overscale development will adversely affect this.

This slightly revised submission does nothing to satisfy my concerns over this proposed development. Trees marked as "keepers" are already gone - how can this be and what action against this is being taken?

To summarise:

- We live in a quiet, relatively secluded neighbourhood and don't want the character of the area where we live to be grossly over developed.

- It will be close to 50 years before saplings that are planted resemble anything like the established trees they are already removing.
- Drainage issues onto adjoining properties have not been properly considered and are likely to cause major issues to my property and other adjacent properties.
- Whilst I support sensitive and appropriate development, the Council and developers of this proposed SEPP 5 development need to understand that our homes are amongst the trees with boundless birds and wildlife. We moved to this area because of its privacy and peace along with family friendly streets. These developers want maximum profit at the expense of our community values.

Yours sincerely

David T. Rees

David Rees