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16/06/2020

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RE: DA2020/0008 - 3 Central Road AVALON BEACH NSW 2107

Response to second submission DA 2020/0008 3 Central Avenue.

To whom it may concern.

In the absence of detailed drawings of the resubmitted proposal, I feel that not enough detail is provided to give a detailed response. I would welcome the opportunity to do so.

However, the new proposal appears to be still non-compliant in key areas, as recognised by the developer in the "Response to Information Request".

The developer statement that "The proposal will enhance the existing streetscape through the provision of an architecturally designed building, which has been designed to be sympathetic to natural features of the site" is not true. In fact if we followed the developer request that the "density and scale of the building is to be assessed on its merits", then it would be rejected.

Of particular concern to the owners of U3 and U4/693, is the reduction of property value caused by destruction of outlook. U3/693 and U4/693 will be directly overlooked by the development - and views of the trees from U3 and U4 will be replaced by a completely intrusive and ugly view of the new block - just across the narrow Patterson Lane.

Height bulk scale setbacks and FSR are still not fully compliant, and result in an overwhelming out-of-keeping development that will adversely affect the amenity of the area.

As before, can we have a site meeting so that residents and planners can directly see the scope of the proposal?

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