
Sent: 29/06/2025 7:26:39 PM
Subject: Mod2025/0277-DA2019/1069

Dear Sir/Madam,

I am writing in response to the Notice of Proposed Development for Lot 4 DP 18667 and LIC 517541, located at 205 Riverview Road, Avalon Beach.

I would like to raise the following concerns regarding this proposal:

A. Road Congestion and Safety:

This section of Riverview Road is extremely narrow and regularly experiences congestion, particularly due to buses and garbage collection. The road is not well-suited to additional traffic or construction-related obstruction.

B. Impact of Recent Developments:

Recent developments at 189, 190, and 192 Riverview Road have already significantly increased congestion and parking issues. The frequent and often irresponsible parking of construction and trade vehicles has exacerbated these problems, impacting the safety and daily lives of local residents.

C. Breaches of Construction Regulations:

Construction on nearby properties has frequently breached council regulations, with work being carried out on weekends and outside approved hours. This has caused considerable disruption to the community.

D. Illegal Dumping and Hygiene Issues:

There have been repeated instances of construction and trade vehicles illegally dumping waste and litter on the roadside, creating both visual pollution and hygiene concerns. This is unacceptable and should be directly addressed by the council and enforced through proper penalties.

Request for Conditions if Approved:

Should the proposed development be approved, I strongly urge that the following conditions be strictly enforced:

1. 1. All construction work must be limited to council-approved hours.
2. 2. Parking for construction and trade vehicles must be managed to ensure it does not block resident access or reduce road safety.
3. 3. The property owner must be held accountable for the behaviour of all construction and trade personnel, particularly in regard to illegal dumping of litter and debris.
4. 4. A clear waste management plan must be implemented to prevent environmental and hygiene issues.

Thank you for your attention to these matters. I trust the council will carefully consider the impact of this development on the local community.

Kind regards,

Magdalena Hussey and Dr Nigel Curtis