
Sent: 12/02/2020 2:39:49 PM
Subject: Additional submission DA 2019/1260 - Hanstrum
Attachments: Additional submission - Hanstrum.docx;

Dear Renee,

Please find attached an additional submission for DA 2019/1260 - 27-29 North Avalon Road.

Regards,

Barry and Susie Hanstrum

Re: DA 2019/1260 – 27-29 North Avalon Road

Firstly, we reiterate our position that this development is inappropriately located. This area is a well-established low density residential zone, which is distant from essential facilities and services for senior residents. The insensitive removal of 50 or so established trees is in stark contradiction with environmental policy objectives that aim to preserve and integrate trees into new building design. The bulk and scale of the development is incongruous with the character of the local neighbourhood. Good urban planning should benefit the local community, not the other way around.

We wish to make some further comments on the proposed development in support of our previous submission dated 31 January 2020.

Bulk and scale

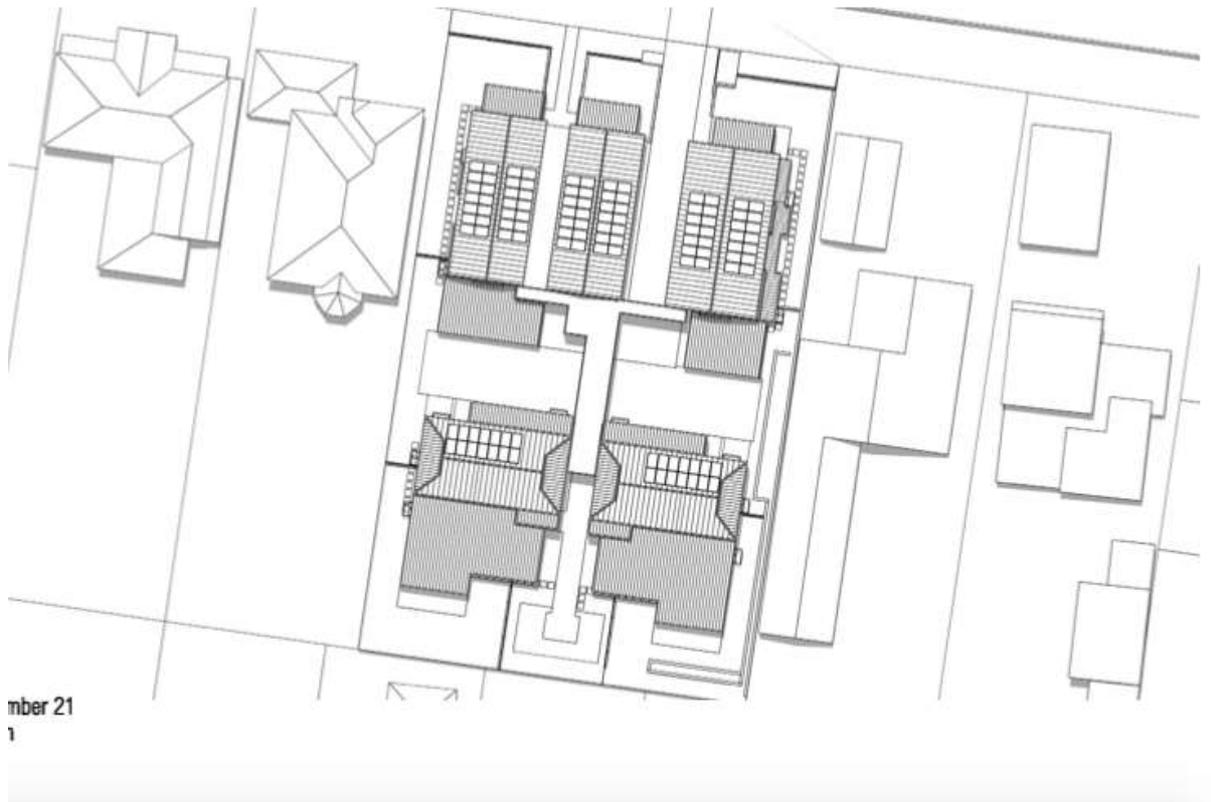
We consider that the proposal is inconsistent with the bulk and scale of adjacent buildings. Setbacks of the existing houses on the blocks and of adjacent houses are 10 to 20 metres from the front boundary. The carports at 31, 33 and 25 North Avalon Road are setback 6.5 metres but are single storey only.

The proposal to have 2 storey buildings of height 8 metres setback only 6.5 metres from the front boundary is out of character with the neighbouring properties. These will be imposing structures from the street front (see image below) in comparison to neighbouring buildings, made more obvious by the almost total destruction of trees across the 36 metre width of the 2 blocks. Another defining feature of the streetscape is that setbacks vary from house to house giving a more relaxed feel to the street. The proposal will have the 2 storey buildings setback 6.5 metres in a line across a 36 metre distance spanning the two blocks, again discordant with the neighbourhood.



North Avalon Road

3D image from the Shadow Diagrams report looking south, illustrating the inappropriate bulk and scale of the development.



Plan view from Shadow Diagrams report showing bulk and scale of the development in comparison to neighbouring properties

In relation to the bulk and scale of this development we disagree with the following statements made in the Statement of Environmental Effects.

P22 The scale, massing and setbacks of the development and vehicular access and circulation arrangements result in a built form that is compatible with the rhythm of dwellings, driveways and landscaping in the street.

P 24 The low scale of the development and generous setbacks proposed minimises the visual, privacy and solar access impacts of the proposal on the adjoining properties.

P 27 The proposed front setbacks accord with the built form standards of P21DCP and are consistent with the front setbacks of the adjoining property.

P 28 The proposal conforms to the building height standard of the SEPP and is consistent with the scale of the surrounding residential development.

P 38 The proportions for each building are consistent with the bulk and scale of development in the street.

P 38 The one to two storey height of the development is consistent with the scale of surrounding residential development and will ensure the development sits below the tree canopy.

Depiction of existing tree canopies

There is a significant difference between the size of the spread of individual tree canopies as shown on the Survey Plan and in the Arborist's Report.

The size of the spread of canopies in the Survey Plan appears to be around half that of the size estimates given in the Arborist's Report (pages 16-19) in a number of cases. For example, Tree 37, a large Liquid Amber tree, to the rear of 27 North Avalon Road, is shown as having a spread of 23 metres on the Arborists Report whereas the Survey Plan indicates a spread of only 12 metres. Similarly, Tree 17, a large Spotted Gum tree at the front of 29 North Avalon Road is shown as having a spread of 22 metres in the Arborist's Report, but only 12 metres on the Survey Plan.

The Survey Plan creates an impression that there are considerable gaps in the tree canopies, particularly at the rear of 27 North Avalon Road. In contrast, aerial photographs show interlocking tree canopies in this area. This causes a misleading impression when considering the impact of tree losses proposed in the development.

Barry and Susie Hanstrum
31 North Avalon Road
Avalon Beach

12 February 2020

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