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**Sent:** 22/01/2020 9:53:09 AM  
**Subject:** Development Application 2019/1260 27-29 North Avalon Road, Avalon Beach  
**Attachments:** Development Application DA2019[1].pdf;

Good morning

Please find attached our submission in relation to the above.

Would you please confirm receipt

Regards

Jennifer Darin & Dennis Cooper  
Raia P/L  
Mob: +61 421 33 99 82

21 January 2020

**Re Development Application 2019/1260 27-29 North Avalon Road, Avalon Beach 2107**

Please find below our submission relating to the proposed development of a senior housing complex at 27-29 North Avalon Road, Avalon Beach.

Our property at 6 Urara Road, Avalon Beach, is located directly behind the proposed development and roughly straddles the boundary between 27 and 29 North Avalon Road, i.e. it is directly south of the centerline and the most visually affected property in Urara Road.

Firstly, we point out that we were never notified of the original application, DA2019/1117.

As indicated in the development application zoning diagram for Pittwater the proposed development sits within the R2 Development zone, Low Density Residential. Also, referring to the Council Development Control Plan for Avalon Beach, we note that medium density is restricted to being associated with commercial centres. It is quite debatable that the local shops in North Avalon Road should be considered a commercial centre.

The Avalon Beach DCP states: *“Future development will maintain a building height limit below the tree canopy, and minimise bulk and scale. Existing and new native vegetation, including canopy trees, will be integrated with development. The objective is that there will be houses amongst the trees and not trees amongst the houses.”*

This statement provides the context for our main concern/objection to the development proposal. All Council publications emphasise maintaining the green, tree dominated environment in the area. The current application provides for the removal of some fifty (50) existing trees substantially changing the view from the south, our property, and also changing the desired “houses amongst the trees and not trees amongst the houses”. It is understandable that some of the trees on the property need to be removed to make way for the building but trees along the boundary should not need to be removed.

The removal of all these trees will actually result in the COMPLETE destruction of the mid canopy (see the photograph below of the existing view facing north from our property).

1. The plan proposes the removal of trees 48, 49, 51 and 52. It is actually hard to identify which tree has been allocated which number when looking at them from our property. There appears to be discrepancies between the existing tree plan and trees identified in the Arborists Report specifically tree 48.
2. The Arborist report states that tree 48 is dead. We cannot identify this tree as dead. It appears to have healthy new growth.
3. Tree 52 may need to be trimmed
4. Tree 49 is said to require further investigation but they want to remove it. There is no reason given on page 7 of the report that really explains why it is to be removed. The planting of the low scrubs is not a reason. This tree should never be allowed to be removed.
5. All the trees look healthy as can be seen from the picture below. We cannot understand why they need to be removed.
6. It is accepted that some branches may need to be trimmed but the removal of the trees should not be allowed to occur.

7. The view from the other properties in Urara Road will also be greatly affected as the road slopes down and currently their view is of green trees. If they are removed we will be without greenery.
8. The proposed landscaping plan for this area provides for the planting of Lilly Pillies (syzygium) which we currently have planted on our side. These trees will never provide the mid range canopy required and are extremely slow growing. In addition it only provides for 2 Eucalypts.
9. The proposed replanting will not have sufficient mid canopy flora to provide new habitat and aid screening, privacy and noise reduction (there is a BBQ planned alongside the rear fence) for adjoining properties.
10. The trees as shown in the photograph provide an important habitat for bird wildlife in the neighbourhood
11. The existing trees are also a very significant percentage of the trees in the immediate locality.
12. We cannot plant on our side of the property any mid range canopy trees due to the location of the Board's Sewer Line approximately 2 metres from our boundary



With regard to the southern elevation of the intended construction, its “bulk and scale” could be considerably reduced by using a flat roof design rather the “side on” aspect of the gabled roof.

We would like the opportunity to meet with Council on site to view and discuss the above.

Please address all correspondence to Raia Pty Ltd, Unit 5, 123 Kurraba Road, Kurraba Point, NSW, 2089.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'J. Darin'.

Jennifer Darin (Director Raia Pty Ltd.)

A handwritten signature in black ink, appearing to read 'Dennis Cooper'.

Dennis Cooper (Director Raia Pty Ltd.)