
Sent: 16/11/2020 10:13:58 AM

Subject: DA2019/1260 Submission for Armada Avalon Development 27-29 North Avalon Road

Submission for Armada Avalon Development 27-29 North Avalon Road

I live across the road from the proposed Development.

At best I can build an attached dual occupancy on my property, I cannot cut down a tree without permission and I certainly can't build anything larger than the LEP building guidelines allow. That's OK because I chose to live in an area where those guidelines protect the integrity and character of the area.

Armada Avalon Pty Ltd has so far submitted two applications to build a Development that is grossly out of character with the surrounding area. The initial Development fell short on a number of issues and the amendment is equally inadequate.

They have recently submitted an amended plan that deals only with one issue - the onsite parking. They have not submitted any plans to reduce the number of apartments or to conserve the mature trees, in fact many trees have already been removed. And of course, the Development remains outside of the area required to access public transport for a Sepp55 Development.

The fact the Developer hasn't dealt with these other problems shows their only intention is to only maximise profits - regardless of who it impacts.

My initial submission highlighted the problems of traffic and parking during construction. Many other submissions have also mentioned the number of trucks required to build this development. Our street already has safety, access and parking issues especially as film crews turn up every two to four weeks with several large trucks and dozens of cars at a time. I cannot imagine the gridlock once the building begins. It will be dangerous, noisy and chaotic at the very least. And importantly how long is this disruption meant to go on for? Are we looking at this taking 2 or 3 years?

I call on the Land and Environment Court to show commonsense in their judgement as the impact of this Development will not just be on the physical land and environment but also on the wellbeing of the neighbours.

Kind regards

Anne-Louise Clacher