
Sent: 24/05/2019 3:14:02 PM
Subject: FW: Submission in regard to DA 2019/0393 7 Trentwood Park
Attachments: 2019 Submission on new Lot 4.docx;

From: Michael Ridley <mjr2107@gmail.com>
Sent: Friday, 24 May 2019 2:40 PM
To: Claire Ryan <claire.ryan@northernbeaches.nsw.gov.au>
Subject: Submission in regard to DA 2019/0393 7 Trentwood Park

Afternoon Claire
Attached is a file containing my submission to this proposed subdivision.

Thanks for the opportunity to comment

Regards

Mike Ridley
0478539179

24th May 2019

**9 Trentwood Park
Avalon Beach 2107
Mob 0478 539 179**

General Manager
Northern Beaches Council

Subject: Submission in regard to DA2019/0393, 7 Trentwood Park, Avalon Beach

This new application follows previous applications in 2014 and 2015 to subdivide this parcel of land into initially 5 blocks and subsequently 3 blocks which was approved by the Land and Environment Court (LEC) in 2017. Prior to the LEC involvement the application had been refused by Council with a number of reasons presented which in many ways still apply to this latest application.

Therefore the previous refusal reasons still stand in regard to this new application in relation to the proposed Lot 4.

The decision to refuse was based on:	Current comments:
Removal of a large number of trees across the proposed subdivision due to access road and building site	This issue has not improved and from the plans submitted it is difficult to identify what trees will be removed and which will be adversely affected due to root disturbance during any construction work.
Effect on the flora and fauna present on the site	This is hard to judge without a full environmental study as a large section of ground cover and undergrowth has already been disturbed and future clearing is not shown....but there will be an impact that has yet to be determined
Habitat removal which is inconsistent with the desired future character of the Avalon Beach locality	Removal of ground cover, undergrowth and trees can only affect the fauna. The current wildlife corridor will be adversely affected with some of the cover already gone. The desired future of Avalon Beach as a leafy area with a diversity of wildlife will be lost forever.
Removal of waste, access for emergency vehicles, delivery vehicles	I cannot see any area for storage of waste bins for Lot 4 in the current DAs lodged for 7 Trentwood Park. Access has improved from previous applications but the provision of fire hoses instead of manned vehicles seems to be an underestimation of possible problems.
Reduction of amenity and safety to the subject sites and surrounding sites	Access to Trentwood Park is further complicated by an additional Lot 4 resulting in 8 residences using the same small access area. This in addition to small children in the area, a busy turning circle which larger vehicles find difficult to manoeuvre and lack of road space for up to

	<p>32 waste bins in that small area can only be considered a safety risk.</p> <p>Privacy issues for number 8, 9 and 10 Trentwood will be severely impacted as any proposed dwelling will overlook back yards and dwellings when the trees are removed. Chisholm Ave residences may also be affected.</p>
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Preservation of tree canopy

This needs careful consideration in order to maintain both a wildlife corridor and a protection for fauna. A large number of trees will be affected or removed along with a large amount of under growth and ground coverage to make way for hard stand areas. In addition, tree root systems will be affected by construction work.

Report by Cumberland Ecology 12/3/19

The report lists critical plant and wildlife but in the very large majority of instances comes to the conclusion that an affect is **“unlikely to occur”**. The report doesn’t seem to take into account many of the species that are found in this area but may not be on the critical list. Destroy the canopy and vegetation and these species will soon make that critical list.

There are some magnificent trees across 7 Trentwood Park, some which are surely in the way for construction. Regardless of location, any construction work will lead to a disturbance of root systems and probable destruction of the tree in a short time. A prime example is the large tree on Lot 1 that will more than likely be affected by driveway construction, storm water retention tanks, and access to the dwelling.

Locals can testify there is an abundance of wildlife across this whole area. Species that don’t seem to gain a mention in this report include:

- King parrots currently nesting in the area as they have for many years
- Tawny frogmouth which nest locally as they can be found with their young ones on regular basis
- Bush turkeys which have nested in recent years
- Bandicoot which can be identified by their feeding holes
- Frogs (I have no idea of species) that we find frequently in and around our pool
- Bush rats are frequently noted at dusk
- Different birds of which white cockatoos, rainbow lorikeets are numerous, small king fishers and more common birds such as magpies and kookaburras are always seen
- Powerful owl while mentioned in the report is basically dismissed as not being affected WILL be affected if trees are removed and ground cover cleared as their food supply requires cover.

Based on the assumptions made in this report based on what i expect is a quick walk around the block, misses the point that wildlife is in abundance but will only survive in a an environment that is not slashed and burnt!!

Services/access

The service and access problems are still apparent and it would have been nice if the LEC could have considered the propose new development application at the time in 2017.

Surface water from Lot 4 runoff especially to No. 9 and 10 Trentwood Park is a continuing issue and can only be worsened if vegetation is disturbed further and if more hard stand areas are created (eg driveway areas).

Character of locality

There are issues relating to maintaining the character of the area, namely:

- Access to/from Trentwood Park at the turning circle
- Safety for pedestrians both on the driveway and in Trentwood park near the turning circle
- Storage of up to 20 waste bins and who is responsible for storage, maintenance of storage area
- On street parking as designated parking areas do not appear to have been shown and 2 cars per lot really don't cut it these days
- Additional noise and loss of privacy especially vehicles on driveways and general activity

Thank you for the opportunity to comment on this development.

Regards

Michael and Margaret Ridley