
Sent: 6/02/2020 5:29:49 PM
Subject: ATT: RENEE EZZY RE: DA2019/1260

RE: DA2019/1260 – 27 to 29 NORTH AVALON ROAD AVALON BEACH NSW 2107

Hi Renee,

We have read the submissions regarding this proposed development and we endorse the comments made by our neighbours. Having lived in North Avalon Rd for almost fifty years we have witnessed a lot of change and generally speaking the upgrading of homes has enhanced the overall streetscape and maintained the community feel of the area. We realise the population continues to grow and age and there is a need to provide suitable accommodation to fill these requirements. We also realise we cannot go back to the days when Koalas could be found in our backyards, forever lost due to increased development and the ever increasing road congestion.

Our submission is not an objection to **any** development at 27-29 North Avalon Road however, we feel that the scale and size of this proposed development is absolutely out of character for the area and will decimate the habitat our native animals currently enjoy. Yes the developer proposes to plant new trees on the minimal land left however, these trees will take many years to establish and by then our wildlife will be gone. When we look at our current zoning we are R2 Low Density Residential. This proposed development is hardly **LOW DENSITY** with five two bedroom and five three bedroom apartments replacing two freestanding dwellings. We note the Traffic Engineers Report supports the development stating that fifteen above ground car spaces are adequate. Did this assessment take into account the real potential of spaces required IE: Three of the 3 bedroom apartments are purchased by couples both over 55 and their parents also over 55 are living with them, each requiring a parking space. Already we have a requirement for 12 of the 15 allocated parking spaces.

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 any development.

We fail to see how this development meets this criteria and are strongly opposed to this proposed development and feel that it will completely destroy the charm and character of our beautiful area, setting a precedent for future developments.

Regards,

Laurie & Sue Bombardiere
22 North Avalon Rd Avalon Beach