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Subject: Online Submission

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DR Ross Woodward
12 Watkins RD
Avalon Beach NSW
rosswoodward1@gmail.com

RE: DA2019/1260 - 29 North Avalon Road AVALON BEACH NSW 2107

I wish to object to the amended development at 27 and 29 North Avalon Road (on exhibition Nov 2020) on the grounds of gross over development of the site, increased traffic hazards and being totally inconsistent with the character of the North Avalon area.

The credibility of the developer and the plans currently on display must also be questioned as evidenced by the removal of a palm shown on the plans as to be retained when in fact the tree was removed in early November. The palm tree (identified as T12 on Dwg 040) was classified as High Retentive Value in the arborist report and marked to be retained on the plans. There now remains only a stump. What confidence can residents and Council have in the way the rest of the development will be undertaken when this occurs before development consent has been issued!

The Traffic Impact Assessment Report has similarly low credibility and appears to have been prepared using assumptions that favor the developer paying for the report. The report states that the 2 current dwellings generate 2 trips per hour in the AM peak and 3 trips per hour in the PM peak. This appears to be a gross over-estimation of current traffic from the sites in my experience. The report then goes on to say that the proposed 10 dwellings on the same site will only generate 5 trips per hour in the AM and 5 trips per hour in the PM peaks - that is, a 5 times increase in density will produce only 2 times the traffic. This is simply not credible, especially since the development includes some extra visitor parking and will likely lead to a demand for increased personal services. Both adults and school children use North Avalon Road for cycling to the local schools, beach, shops and tennis courts and the development and its resulting impacts if it forms a precedent for future development will compromise road safety.

Some 23 protected trees will also be removed as a result of the development. North Avalon is well known for its treescape and tree amenity and the loss of so many protected trees, in addition to the loss many unprotected trees, is simply not acceptable to the local community. The drawings and artistic renderings of the proposed development with two story residences show the buildings being over topped and surrounded by many beautiful green trees. The fact is that the site will be so heavily developed there will be no room to plant such trees or permit such trees to establish on the site. Another example of misrepresentation of the proposal.

There are approximately 25 lots in North Avalon Road. If a development of 10 dwellings is permitted to set a precedent then potentially there could be 130 dwellings on North Avalon Road. If extended to neighbouring streets the proposed development would set a precedent that could lead to the development of literally thousands of new dwellings. The residential amenity would rapidly decline as a result of increased traffic and on street parking, decreased road safety in a street where children and adults ride bicycles to school, the shops and beach, loss of trees and native habitat, increased noise, and other adverse environmental impacts

(stormwater, visual impact, etc).

Subject to a proper environmental impact assessment, perhaps four dwellings would be an acceptable development and in keeping with the character of the suburb and its natural beauty and features.