
Sent: 6/02/2020 9:25:57 AM
Subject: DA2019/1260 27-29 North Avalon Road, Avalon Beach

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I wish to advise Council of my strong opposition to this proposed development in support of many similar comments from nearby residents.

1. DESIRED CHARACTER

The current Development Control Plan for this area calls for " Future development will maintain a building height below the tree canopy and minimise bulk and scale." With the proposed ten dwellings replacing two existing dwellings on the same site, this proposal fails to minimise bulk and scale and is incompatible with the desired character of the area.

Division 1 General/Site Analysis of the SEPP Housing for Seniors or People with a Disability 2004 Item 30 [h] requires regard be had to "The built form and character of adjacent development including buildings on both sides of the street ". This proposal is incompatible with those buildings.

2. SITE COVERAGE

It is difficult from the information available to calculate the proposed site coverage, however from available documentation the development appears to almost completely cover the two current lots, unlike the present coverage. I assume Council will review this.

3. FRONT SETBACK

The SEPP Item 33[d] requires a proposed development "be designed so that the front building of the development is set back in sympathy with, but not necessarily the same as, the existing building line.". I believe this proposal breaches the de facto building line.

4. PRIVACY

SEPP Item 34 requires that " The proposed development should consider the visual and acoustic privacy of neighbours in the vicinity and residents by [a] appropriate planning." The wholesale removal of a huge number of trees and vegetation would have drastic impacts on the privacy of neighbours and for that reason alone the development should not be approved.

5. REAR 25% OF SITE

SEPP Item 40 4[c] requires that a building located in the rear 25% of the site must not exceed one storey in height and it appears that this proposal would not meet that requirement.

6. ACCESS

Access from northbound bus services is in excess of the required 400 metres and would require elderly residents or visitors to make a very hazardous crossing of a busy 60kph main road from the bus stop.

7. TRAFFIC

The development will result in an increase in traffic in this narrow and quiet residential street due to an increase in dwellings from 2 to 10. Any increase in traffic in a street like this will be problematic, regardless of comments in the traffic survey paid for by the developer.

The above are considered to be important technical impediments, but my prime objection is based on this being an inappropriate proposal for this site, not in line with the established desired character of the location, as clearly demonstrated by such a large number of objections from nearby residents. The proposed removal of over 50 trees alone goes directly against Council policy. For these reasons I urge Council to again refuse the application.

Regards
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