
Sent: 9/11/2020 6:20:30 PM
Subject: RE: DA2019/1260 – 27 to 29 NORTH AVALON ROAD AVALON BEACH NSW 2107
Attachments: 27-29 Nth Avalon Rd.docx;

Hi Renee,
Attached is our submission on the amended plans for this development.
Regards,
Laurie & Sue Bombardiere



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www.avast.com

Laurie & Sue Bombardiere

9th November 2020

22North Avalon Rd

Avalon Beach NSW 2107

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

Further to our previous submission (see below) we have reviewed the amended plans and still believe the Developer has not addressed many of the concerns raised by residents impacted by this development.

We are particularly concerned with the developer's adherence to their own commitments as demonstrated by the removal of the Phoenix palm which was to be retained in the submitted plans. In their haste to remove as many trees as possible before the matter went to court they did not consider transplanting the palm as has been successfully achieved with a similar size palm by one of our neighbours.

How can we trust this organisation to provide a suitable development if this is their modus operandi.

Over the years we have watched the native trees on the road reserve grow attracting many birds. So sad to think they will all be removed if this development is approved.

Hi Renee,

6th February 2020

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