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**Sent:** 6/02/2020 10:42:48 AM  
**Subject:** Submission for DA2019/1260 27-29 North Avalon Road Avalon Beach  
**Attachments:** DA Proposal DA2019-1260.pdf;

Good Morning,

Please find attache my submission in response to DA2019/1260 27-29 North Avalon Road  
Avalon Beach

Regards  
Grahame and Gail Byrnes  
5A North Avalon Road  
Avalon Beach NSW 2107  
0404426624

DA Proposal DA2019/1260 27-29 North Avalon Road Avalon Beach NSW 2017.

Grahame and Gail Byrnes  
5A North Avalon Road  
Avalon Beach NSW 2107

Dear Sir or Madam,

We wish to strongly object to the current DA proposal noted above.

My wife and I are 40 years residents of Avalon and are very concerned, not about the development of Avalon but the overdevelopment and further the inappropriate development of our suburb. In particular the DA above raises great concern to us. The many submission objecting to the DA have spelt out clearly why the proposal is inappropriate for the area, extremely oversized for the blocks and in breach of Council and SEPP-55 guidelines.

I will list our concerns also:

- Oversize proposal for the blocks

10 dwellings require the removal of the 50 plus trees and the removal of soft ground would lead to increased water run-off. This may impact on other residents as well as any of the DA residents. It is noted that the stormwater pipes below the property is in poor condition. The scale of the development is not in keeping with the streetscape of the area. It appears that the majority block is taken up with buildings and hard surfaces with parking above ground. The front dwellings are very close to the property boundary.

- Removal of 50 plus trees

Native animals and birds that use the trees for shelter would be adversely affected

An interesting note here: I requested the removal of one tree from my property and was refused. The Council comment was that this removes an amenity. The tree remains a safety issue to us and our neighbour. The removal of this one tree was fully supported by our neighbours. I would have replaced the tree with a more appropriate native species. How would the removal of 50 trees fit in to the Council's guidelines for tree preservation and provision of amenities?

- Non-compliance with SEPP-55 guidelines

From other objecting submission it appears clear that the location of the proposed SEPP-55 development does not meet the SEPP-55 guidelines. The non-compliance relates to distance from public transport (buses), doctors, banking and other facilities, the difficult and dangerous nature of accessing the bus stops at Barrenjoey Road. There needs to be an on-going demonstration of need for the increase in SEPP-55 and retirement accommodation. This is not demonstrated when in Domain house listing there is as a continual turn-over of such propertied in Avalon. If there was a shortage this turnover would not be evident.

In conclusion:

We are not against appropriate development of the site. Squeezing 10 units on to a block if it was not to be SEPP-55 development would never be permitted nor even considered. We consider that this development is another example of a developer maximising their profit at the expense of local residents' amenities. We further recommend that the Council take into consideration the large number of submissions against the proposal and determine with local consultation an appropriate level of development.