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**Sent:** 12/11/2020 3:28:01 PM  
**Subject:** Online Submission

12/11/2020

MR Sam Richmond  
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**RE: DA2019/1260 - 29 North Avalon Road AVALON BEACH NSW 2107**

I am writing to lodge my opposition to the amended plans relating to the proposed development at 27-29 North Avalon Rd.

The amended plans still do not meet the requirements of the Seniors Housing Policy.

In addition to my original objections my objections relating to the amended plans are as follows:

The development continues to breach the requirements of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

40 (4) a

The height of the building must be 8m or less. These amended plans show the developer's intent to construct a building over 8m tall.

In addition to the clear non-compliance with policy outlined above I also object to the development on the grounds of the erosion of neighbourhood amenity and streetscape. This development does not maintain reasonable neighbourhood amenity nor appropriate residential character.

This development does not adequately consider the visual and acoustic privacy of neighbours.

My final point relates to a fairly trivial yet telling component of these amended drawings. The amended plans indicate a deepsoil planting zone beneath upstairs terraces. The purpose of the deepsoil planting zone is to provide space on the block for vegetation to mature and grow to mitigate some of the negative aspects of the proposed development. Placing these deepsoil planting zones underneath terraces is cynical as the intent of the deepsoil planting zone (space for larger trees and vegetation to flourish) can not be achieved. This highlights the intent of the developer to tick the required boxes in order to develop the block as they intend with no consideration for the legacy of the suburb or the character of the area.

Sincerely  
Sam Richmond