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**Sent:** 27/05/2019 10:09:47 AM  
**Subject:** FW: DA 2019/0394 Submission for Lot 1, 7 Trentwood Park  
**Attachments:** 2019 - 0394 Submission to proposed dwelling Lot 1.doc;

Hi team,

Could the attached please be registered as a submission for DA2019/0394 at 7 Trentwood Park, Avalon Beach please?

Thanks!

C

**Claire Ryan**  
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Development Assessment  
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**From:** Michael Ridley <mjr2107@gmail.com>  
**Sent:** Monday, 27 May 2019 9:45 AM  
**To:** Claire Ryan <claire.ryan@northernbeaches.nsw.gov.au>  
**Subject:** DA 2019/0394 Submission for Lot 1, 7 Trentwood Park

Hi Claire

attached is our submission for this DA

Thank you

Mike and Margaret Ridley

9Trentwood Park  
Avalon Beach 2107  
0478 539 179

26<sup>th</sup> May 2019

General Manager  
Northern Beaches Council

**Re: DA2019/0394 – Construction of a dwelling on Lot 1 at 7 Trentwood Park**

On review of this application I believe that it does not comply in a number of ways with the Council's Avalon Beach Locality Statement and that the building needs to be reviewed in light of previous approval by the Land and Environment Court.

Points to be considered:

1. The Avalon Beach Locality Statement indicates that the area should remain a low density residential area with houses a maximum of 2 stories whereas based on the DA this proposed dwelling will be 3 stories and therefore outside the desired requirements.
2. There would appear to be some additional vegetation removal required from the previous subdivision approval as the building plan seems to have increased in size. This additional removal includes a large tree and places the magnificent angophora at the eastern side of the Lot in jeopardy due to proposed construction of house, driveway and retaining tanks.
3. The dwelling is on the northern boundary and not set back the required distance. A similar issue may occur with the southern boundary. No other dwellings in the street are situated so close to neighbours.
4. While controls show site disturbance is to be minimised there is a major evacuation required for the lower level. This may cause problems for the root system of the major tree on Lot 1 and possibly the major tree in the whole street.
5. Fences show a colour bond fence which will not provide ease of access for wildlife and is not in character with the street.
6. Waste disposal for the whole site (7 Trentwood Park) will need to provide for up to 20 bins and this in itself will be a major structure but will it be located on Lot 1?? If so, is this included in the plans??
7. Long term requirements for tree canopy is under threat if trees are either removed or so affected by construction and die at a later stage.
8. Loss of privacy specifically No. 8 Trentwood Park due to height and positioning of the proposed dwelling.
9. Safety of pedestrians and other vehicles will be at risk with additional traffic entering the area at the end of Trentwood Park.
10. The building is large and offers no additional offsite parking for more than 2 cars or visitors when Trentwood Park is already experiencing difficulties.

Overall, the proposed dwelling is larger than originally specified in the LEC consent and along with additional factors specified in the Avalon Beach Locality Statement, the DA does not appear to meet requirements.

Yours sincerely

Michael and Margaret Ridley