
Sent: 15/11/2020 2:54:47 PM
Subject: DA2019/1260 - Armada Avalon
Attachments: image.png; Screen Shot 2020-11-15 at 2.46.42 pm.png;

Submission 2 LEC

Armada Avalon –

Armada - *noun*

- a fleet of warships.
"an armada of destroyers, minesweepers, and gunboats"

Please refer to all previous written and verbal submissions we have made to the original DA process, NBLPP and LEC conciliation meeting. The revised plans presented by Armada Avalon do not address any of our concerns and remain unacceptable. It is clear from Amarda's second attempt that they recognise the previous plans were inappropriate. To hide parts of this it is proposed to bury the car parking problem underground and surround it in concrete. This highlights the total lack of suitability of the scale created by overdevelopment and the armada of people and cars that come with this proposal.

We continue to object to this proposal in its entirety.

In summary, our objections relate to:

Privacy, visual amenity and noise impact

The construction of 4 two storey townhouses in the rear 25% of these blocks is a complete invasion of privacy for neighbours sharing a rear boundary and has severe impact on visual amenity and noise:

- Planning controls require developments to adhere to a 6m buffer zone away from the rear boundary in order to protect neighbours privacy, a feeling of space, visual amenity and noise impacts. Though the walls of dwellings fall on the boundary of the 6m exclusion zone from the back boundary, the 4 townhouses have all their ONLY outdoor living space within this buffer zone. In an area where we live outside in our gardens for 9 months of the year, and in which the recognised character of the area is single dwellings with large gardens, it is unacceptable for four 3 bedroom homes to swallow up this protected space.
- The roof ridge of rear townhouses is higher than that of the neighbouring uphill property. This means that the development does not nestle into the natural slope but will tower above all surrounding properties – and this elevation is after the drastic cut and retain of the slope that is proposed.
- Upstairs windows still look directly into private outdoor and indoor space of our home including our pool, garden and living, dining and kitchen areas, all of which have a glass façade and elevated walkways on the front dwellings will still have unimpeded views into our private open space.
- This development scale is hugely significant from the road and even more impactful from the rear. Please see attached impression from the rear.
- The street side units are 1.5m higher than the uphill neighbour and 3.5m higher than the downhill neighbour – we cannot see how this can ever be considered sympathetic with the existing streetscape. There will be no way of hiding this monstrosity of overdevelopment – in spite of green-washed plans, few mature trees will remain and softening the development with plantings will be impossible for some 25 years.

Environmental impact:

The scale of the proposed development will have significant environmental impact. By turning a double block into a concrete box the natural water flows that have existed for millennia will be changed impacting the trees, wild-life and substructure of the area. The total development of the double block will cause immense traffic congestion for the 18mth - 2 yr development period due impacted by:

- Excavating the car park to house 22 cars the developer will need to extract huge amounts of soil, sand, clay and potentially bedrock
- To level and remove the spoil there will need to be over 400 double trailer trucks to remove the material
- These trucks will start arriving before 7am everyday for months, park up somewhere nearby and need to navigate narrow double parked streets, even passing a school for approx. 2 - 3 months
- To create the car park there will need to be over 200 cement trucks to deliver the material, we ask you to consider the greenhouse impacts of this as this requirement only exists due to the inappropriate proposal.
- Cement contributes approx. 7% of global greenhouse gas (<https://www.treehugger.com/cement-production-makes-more-co-all-trucks-world-4854735>) . Is this the right answer to solving an overdeveloped site?
- Please refer to previous submissions where we have provided evidence of overland water flow during large downpours. There has been no consideration towards the impact of this water flow when it meets a concrete wall. It has to go somewhere, and we have seen the erosion and collapse of the land around due to the being a sand base in the area
- The landscaping plan is still inadequate. We question how significant trees can grow in the space provided between the boundaries and the basement concrete walls. The shrubbery indicated on the rear boundary is insufficient for privacy and screening from the 2nd floor windows.

A homeowner who wants to develop their own property has to abide by tight and responsible development regulation. It is deeply disturbing to see developers focused purely on profit can over-develop spaces, have no consideration for the environment, propose irresponsible scale, ignore the local concerns around privacy/character and propose to do this even when they do not meet the core conditions of a SEPP5 development.

This overdevelopment must be declined. We are calling on The Land and Environment Court to put due consideration on Avalon's Environment as this will be hugely altered by this proposal and the precedence this sets for other opportunistic environmental vandals is significant.

Thank you



