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Subject: TRIMMED: Online Submission

07/04/2025

MRS C Baker
ST
Avalon Beach NSW 2107
[REDACTED]

RE: Mod2025/0071 - 69 - 71 Central Road AVALON BEACH NSW 2107

Dear NBC

Our family are long term residents of Avalon and strongly object to this Modification. The build is extreme in bulk and scale, and we particularly object to the 70 trees that are proposed for removal - especially the 4 road reserve trees that are not part of the site. They are native street trees and belong to the community. They add to the amenity of the street and are important habitat for the wildlife that use them for food and shelter.

The other 66 trees are also important habitat, and although we understand that some of them are exempt, they are still habitat and form a corridor to Toongari Reserve. These corridors are becoming broken more frequently with the sheer number of huge builds in the area of late.

This DA/MOD can easily be reduced in size. Each unit CAN be made smaller and more trees can be retained. Greedy developers are making huge profits to the detriment of the community and ecology of the area. They need to be held to account and NBC need to push back to preserve the character of the suburb for its residents.

NBC have only recently released their Draft Tree Canopy Plan and Tree Management Plan, that clearly states their written intention to protect, preserve & regenerate the existing canopy. If extreme builds of this size are ultimately supported by NBC, it would be a contradiction of the written intent of those documents. Words matter - They must be followed by linked actions.

Our family use Central Road regularly & are also concerned by the increased traffic on the street and lack of parking. This road is often in gridlock by the current increased traffic using it, (due to road closure one way in Av village) and NBC have used incorrect data in their assessment & seem to have ignored the fact that half the street parking was taken away recently.

This street simply cannot support an extreme build of this size. Please reject this Modification & insist on a smaller footprint. The community - both people and fauna - do not benefit in any way from this massive proposed development - especially the loss of canopy trees.