
Sent: 6/11/2020 4:25:33 PM
Subject: Online Submission

06/11/2020

MRS C Baker
ST
Avalon Beach NSW 2107
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RE: DA2019/1260 - 29 North Avalon Road AVALON BEACH NSW 2107

Dear NBC

RE: Objection to NEW amended DA 2019/1260 27-29 North Avalon Road, Avalon Beach, 2107

Our family have lived in Avalon for almost 60 years and we are most concerned re the push for higher density developments in this area. The above development should be rejected outright. The amended plans do nothing to improve this DA. There are still to be 10 units, now 22 car spaces and the loss of 46+ trees. This is UNACCEPTABLE to our community. Everything about this development reeks of money over good design. It is too big and does not meet the Sepp 55 rules.

- We object to the bulk, height and scale of this development. - We object to the extent of the hard surface area. There are still 2 storeys in the rear 25% of the building, which is non compliant.
- The proposed development is out of character with this quiet bushland street and the Avalon area in general and it would directly negatively impact the amenity of the area for surrounding residents due to increasing the number of residents & traffic in the area and destroying the beautiful existing tree cover and negatively impacting local wildlife.
- We object to the fact that the proposal falls within the definition of Medium Density Housing within an R2 Zone which is supposed to be Low Density Residential. It does not meet the SEPP 55 criteria (re not being 400 metres from a commercial centre or public transport, nor are there pedestrian crossings on B/Joey Rd to reach the nearest bus stop) and a dangerous precedent will be set if it is overridden.
- We strongly object to the fact that 46 trees will still be removed for this amended development. There is no need whatsoever for this carnage, (particularly upset re the trees on the road reserve) that will result in extensive loss of habitat for the resident fauna and loss of amenity for the local residents.
- The Avalon Beach DCP states "Future development will maintain a building height limit below the tree canopy, and minimise bulk and scale. Existing and new vegetation, including canopy trees, will be integrated with development. The objective is that there will be houses amongst the trees, not trees amongst the houses". This development in NO way meets this objective.
- There are already two other "Over 55s" developments within 50 metres of this proposed development. The surrounding roads do not cope with the existing traffic. Traffic is often very heavy, particularly in school (Barrenjoey High is just around the corner) and peak work travel times, and the queue to turn onto Barrenjoey Road from North Avalon Road is

often backed up for hundreds of metres. We also do not want traffic lights in this low key residential area but fear that if this monstrosity is built, there will potentially be another 30 or even 40 people with accompanying vehicles, that will have to park and jam up the roads even further, and make traffic lights a necessity - which is not in keeping with Avalon's low key, low density, residential bush community where we have all chosen to live - for the very reason that it is low density, high tree cover. There is no way these potential residents will park in the new proposed underground carpark - they will try to park on the roadside of North Avalon Road, creating more traffic chaos.

Please reject this amended proposal outright. It is still not in ANY WAY in keeping with the values of the Avalon community for all the above reasons and importantly does not meet the SEPP 55 criteria.

Sincerely

C, R, M & J Baker Avalon