
Sent: 7/02/2020 5:05:15 PM
Subject: Fwd:

RE: Proposed development 27/29 North Avalon Rd - DA2019/1260 Seniors Housing

We are aware of very strong opposition to this proposed development from nearby residents and submit the following comments on behalf of Avalon Preservation Association supporting the concerns of those residents.

1. DESIRED CHARACTER

The current Development Control Plan for this area calls for " Future development will maintain a building height below the tree canopy and minimise bulk and scale." With the proposed ten dwellings replacing two existing dwellings on the same site this proposal fails to minimise bulk and scale and is incompatible with the desired character of the area. SEPP Housing for Seniors or People with a Disability 2004 , Division 1 General/Site Analysis , Item 30 [h] requires regard be had to "The built form and character of adjacent development including buildings on both sides of the street ". This proposal is incompatible with those buildings.

2. SITE COVERAGE

It is difficult from the information available to calculate the proposed site coverage [which appears very high] and we assume Council will review this..

3. FRONT SETBACK

Item 33[d] requires a proposed development "be designed so that the front building of the development is set back in sympathy with , but not necessarily the same as , the existing building line.". We believe this proposal breaches the de facto building line and would need to be set further back..

4. PRIVACY

Item 34 requires that " The proposed development should consider the visual and acoustic privacy of neighbours in the vicinity and residents by [a] appropriate site planning." The wholesale removal of trees and vegetation would have drastic impacts on the privacy of neighbours and should not be approved. Removal of more than 50 trees including mostly protected trees would be contrary to Council's endeavours to retain tree canopy and would completely change the amenity of the area. Limited landscape planting on a site with maximum hard cover could not replace the existing character.

5. REAR 25% OF SITE

.Item 40 4[c] requires that a building located in the rear 25% of the site must not exceed one storey in height and it is not clear from the undimensioned plans whether this proposal would meet that requirement.

6. ACCESS

Access from northbound bus services is in excess of the required 400 metres and would also require elderly residents or visitors to make a very hazardous crossing of a busy 60kph road from the bus stop.

The above are considered to be important technical issues but our prime objection is based on this being an inappropriate proposal for this site , not in line with the established desired character of the location , as clearly demonstrated by such a large number of objections from nearby residents .
We urge Council to refuse the application.

Peter Mayman
President
on behalf of
AVALON PRESERVATION TRUST
Incorporated as AVALON PRESERVATION ASSOCIATION
P.O. Box 1
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