
Sent: 28/05/2019 1:13:34 AM
Subject: re: DA2019/0393 7 Trentwood Park AVALON BEACH, Submission by Roberts attached
Attachments: 7 Trentwood, DA2019,0393 Submission by Roberts.docx;

28 May 2019

Claire Ryan

Principal Planner, Northern Beaches Council

Hi Claire

I refer to our conversation by phone a little while ago when I requested an extension on the time to submit a response to the above DA and you kindly said that it would be all right. Unfortunately I have been a bit ill recently. Anyway I attach my submission with this email.

Thanks and kind regards

Susan Roberts

One of the owners of 43D Chisholm Avenue



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26 May 2019

Claire Ryan
Principal Planner, Northern Beaches Council

Submission Regarding Proposed Development/Building Work

Application: DA No: 2019/0393
Proposal: Subdivision of One Lot into Two
At: 7 Trentwood Park, Avalon Beach

Dear Principal Planner

We write this email jointly as two of the three new owners of the house at 43D Chisholm Avenue Avalon Beach.

After careful consideration the DA plans and other documents submitted by the developer, we conclude that Northern Beaches Council should refuse the above application.

We originally opposed the subdivision of this property in years previous, mainly on three grounds, all of which we believe still stand. These are:

- loss of amenity to our house
- the driveway that will have to be constructed will be excessively steep and dangerous
- the regrettable destruction of the preserved bush environment.

While we have to accept that the NSW Land and Environment Court granted the application to subdivide the one property into three, we strongly oppose any further subdivision.

Loss of amenity to our house

Our house is built close to its northern boundary. On this side there are the living areas and one bedroom. With not only the one proposed house on the approved subdivision of Lot 3, but a second house to be built in the proposed subdivision of Lot 4, the bothersome noise which will result, in particular the doubling of the noise of cars, with engines revving as they ascend the proposed, excessively steep driveway or with brakes squealing as they descend it, is a dismaying prospect. We fear it will be even less pleasant overall to live in our house not only once the proposed driveway and house on Lot 3 are constructed, but with the cars of the owners of this additional proposed house, and the cars of their visitors, delivery vans, tradesmen, taxis etc, also accessing this driveway.

Furthermore, if the proposed subdivision is to be allowed, it will be an even greater loss to our visual enjoyment of our property which will overlook further expanses of concrete, roof tiles and hard, built surfaces where once stood mature leafy trees and native plants.

The steep, dangerous driveway

The proposed driveway is not only excessively steep but travels along a blind curve where it veers right above the house on Lot 2. It seems extremely hazardous to permit a doubling of the expected traffic on this driveway. For this reason, the application for the additional subdivision should be declined.

The destruction of the preserved bushland and habitat of wildlife

We note with sadness the list of trees identified for removal in the arborist's report accompanying this application. It is regrettable that an even greater degree of destruction of this until-now preserved bush, with the accompanying loss of habitat, as well as corridors, enjoyed by wildlife, is proposed. The additional proposed development is bound to destroy even further the special character of this area.

In summary, we conclude that Northern Beaches Council should refuse the application.

Yours faithfully

Susan Roberts
John Roberts

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