
Sent: 19/09/2017 11:54:16 AM
Subject: FW: Submission by Roberts re DA: NO530/15 (7 Trentwood Park, Avalon), Amended Plans and Additional Information
Attachments: New Submission to Northern Beaches Council.docx;

From: Susan Roberts [mailto:oyama@tpg.com.au]
Sent: Tuesday, 19 September 2017 10:58 AM
To: Council Mailbox
Subject: Submission by Roberts re DA: NO530/15 (7 Trentwood Park, Avalon), Amended Plans and Additional Information

Dear Northern Beaches Council

Please find attached our submission regarding the above matter of DA: NO530/15 (7 Trentwood Park, Avalon), Amended Plans and Additional Information.

Thank you

Susan Roberts
John Roberts



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18 September 2017

The General Manager
Northern Beaches Council

Submission Regarding Amended Plans and Additional Information for Development Application NO530/15 for demolition of existing structure and subdivision of 1 lot into 3 lots at 7 Trentwood Park, Avalon Beach

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

We have considered the Amended Plans and Additional Information for above DA and conclude that Northern Beaches Council and the Land and Environment Court should still reject the application.

In general, all the objections we raised in our previous submission still stand. In particular, the following four points still stand:

1. The subdivision is unsympathetic to the special nature of the area.
2. We are concerned about the proposed removal of a significant number of trees and the destruction of wildlife habitat.
3. The subdivision will result in a loss of privacy and amenity to our house and other houses.
4. The lack of detail in the plan for the driveway extension is worrying.

Furthermore the points listed below are our objections formed specifically as a response to the new amended plans and additional information

- 1. The plan to remove so many trees categorised as “of lower relative value” will still be devastating for native wildlife.**

We are disappointed to see the report in which the arborist, most recently employed by the developers, has chosen to justify the removal of many trees by the ranking of individual trees into A, B, C and D categories. Removing this substantial number of trees--even those trees deemed, by the arborist, to be less valuable--will still destroy the habitat of many native creatures and is a matter of great regret.

- 2. The size of the proposed new house for lot 3 is very large compared to our house and will be uncomfortably close.**

On plan A09 it is now shown that the proposed new house to be built on Lot 3 will be very large indeed and situated at an uncomfortable distance of as close as 10 metres from our more modest-sized house (at 43D Chisholm Avenue). This will be a startling and unwelcome change from the seclusion and privacy which we currently enjoy there.

3. We will suffer a loss of visual amenity.

We believe the proposed new house will obtrude substantially into the vista our house currently enjoys.

4. We will suffer a loss of aural amenity.

We believe the sounds coming from residents of the proposed house on Lot 3 as well as sounds made by vehicles--both charging up the steep ascent of the proposed driveway on low gear or the screeches of heavy breaking on the steep descent--will intrude on our peaceful enjoyment of our house.

5. The amended plans still omit provisions for stormwater and sewerage easements.

6. Detailed plans of the retaining walls to support the proposed driveway to Lot 3 still have not been submitted by the developer.

We note the proposed driveway to Lot 3 will be at the extremely steep gradient of 1:4 for a length of at least 42 metres. Based on the submitted plans, we calculate that retaining walls of a height between 2.5 and 3 metres will have to be constructed on both the high and low sides to support the driveway. The developers have still not submitted any plans for the construction of these retaining walls which deserve to be considered major construction work.

7. The proposed driveway to Lot 3 is dangerously narrow considering its length, steepness and curve.

We are concerned about the safety of the proposed driveway to Lot 3 due to a combination of factors including its length, its extreme steepness, its dangerously insufficient width of 3 metres and the fact it is curved making drivers blind to oncoming vehicles. We can foresee that drivers of delivery trucks will fear or refuse to ascend this long, steep and narrow driveway with its poor visibility. We wonder what problems future residents of Lot 3 will face when they need to have heavy items delivered to them. Further, we note that in a fire emergency, firetrucks are now not expected to ascend the driveway. We also wonder what will happen if a resident of Lot 3 were to require an ambulance in an emergency. We also wonder how difficult it will be for a driver to stop a heavy vehicle descending the proposed driveway in wet conditions. We believe the proposed driveway at the width currently proposed, which is 3 metres, is too narrow and clearly dangerous. We believe, if a driveway is to be constructed at all, for safety's sake it must be widened to at least 4.5 or even 5 metres.

8. The plan for Lot 2 and Lot 3 to share a fire hydrant is unrealistic.

We also believe the plan to install a fire hydrant to be shared by Lot 3 and Lot 2 is inadequate. It seems unrealistic that a resident of Lot 3 is expected in a fire emergency to be able to drag a heavy fire hose 40 metres or so up the extremely steep driveway. For

safety's sake, if the proposed DA is to be approved, the residents of Lot 3 must have their own fire hydrant in a more accessible location.

In summary, based on the above 8 objections to the Amended Plans and Additional Information of this DA, as well as the objections in our original submission, which still generally stand, we conclude that Northern Beaches Council and the Land and Environment Court should refuse the application.

Yours faithfully

Susan Roberts
John Roberts

Phone: 0434 283572 (Susan), 9918 3824 (John)

Email: oyama@tpg.com.au (Susan) bridgego@tpg.com.au (John)