
Sent: 17/05/2019 8:28:10 AM
Subject: Online Submission

17/05/2019

MR Michael Frost
- 8 Trentwood Park ST
Avalon NSW 2107
mfrost@hansenyuncken.com.au

RE: DA2019/0393 - 7 Trentwood Park AVALON BEACH NSW 2107

FOR THE PROPOSED SUBDIVISION OF ONE LOT INTO TWO

LOCATED AT

7 TRENTWOOD PARK, AVALON

Application Number: DA2019/0393

BRIEF HISTORY OF THE DEVELOPMENT.

The process of developing the land at 7 Trentwood Park, Avalon began in July 2014 with an initial application to divide the block into five. This application was subsequently amended to three lots. In December 2015 Council refused the application to divide the land into three lots. However, this decision was overturned by the Land and Environment Court in November 2017. Now further DA's have been submitted to divide one of the three lots into two lots, creating four lots in total. Our objections remain.

The objections raised for Development Application No N530/15 remain relevant and valid.

The determination of this application should consider the key reasons why the previous application was refused.

1. The proposed development would necessitate the removal of a large number of trees, the full extent of which is unknown. This will adversely impact upon numerous significant native trees, the biodiversity, flora and fauna of the site, and result in an adverse visual and character impact. This is contrary to the provisions of clauses 5.9 and 7.6 of

Pittwater LEP 2014 and controls B4.2, B4.4 and B4.22 of Pittwater 21 DCP.

2. The proposed development, and in particular the extent of tree removal required to facilitate the future development and bushfire requirements, will have an adverse visual impact upon the adjacent Ruskin Rowe Heritage Conservation Area. This is contrary to

the provisions of clause 5.10 of Pittwater LEP 2014 and control B1.2 of Pittwater 21 DCP.

3. The proposed development, and in particular the extent of tree and habitat removal which is likely to be required, is inconsistent with the desired future character of the Avalon Beach locality. This is contrary to control A4.1, D1.1 and D1.4 of Pittwater 21 DCP.

4. The proposed development has not been designed to provide adequate access for waste, recycling, delivery and emergency vehicles, which is likely to result in a reduction in amenity and safety to the subject site and surrounding sites. This is contrary to controls B6.2, B6.7 and C4.6 of Pittwater 21 DCP.

We request that Council also please consider our deep concerns when assessing this application.

1. The application seeks to create an irregular shaped lot by subdividing Lot 2. This will enable all services to the new lot 4 to be easily directed towards Trentwood Park. However, to ensure easy access for the services to the new lot a one metre strip of land will span the complete length to the southern boundary of 8 Trentwood Park. Not only will this give underground access for services, but it will also give a "right of path," from Lot 4 directly to Trentwood Park. Considering the length of the driveway a short cut between properties to the street could easily become commonplace. As owners of 8 Trentwood Park this is a disappointing, ill-considered infringement on privacy, and further impacts the amenity of our home.

2. The proposed development would necessitate the removal of a large number of trees, the full extent of which remains unknown. This will adversely impact upon the numerous significant native trees, the biodiversity, flora and fauna of the site and result in an adverse visual and character impact. This is contrary to the provisions of clauses 5.9 and 7.6 of Pittwater LEP 2014 and controls B4.2, B4.4 and B4.22 of Pittwater 22 DCP.

3. The proposed development and in particular the extent of further tree and habitat removal required is inconsistent with the future character of the Avalon Beach locality. The scar on the landscape will be irreversible and is contrary to control D1.1 (Character as viewed from a public place) of Pittwater DCP 21, "To preserve and enhance district and local views which reinforce and protect Pittwater's natural context."

4. The DA provides no plan for waste disposal and the storage of garbage bins. The submitted plans indicate that garbage bins for Lot 2 and 3 be stored on the front of lot 1. At present provision is made for eight bins. The majority of residents on Trentwood Park have two green bins, therefore realistically provision should be made for five bins per household (two green, one red, blue and yellow. If an additional lot is created then, space for at least twelve bins will be required, most likely fifteen!

5. Our growing concern regarding all this garbage storage is that the new owners of Lot 1 will become caretakers of the garbage to Lot 2, 3, and presumably Lot 4. In addition to this no provision has been made for storage bins for Lot 1. If this new lot is created and the owners of Lot 1 decide to add their own bins to the storage area (after all it is their land) we could see sixteen, possibly twenty bins at the entrance to

the development site at 7 Trentwood Park, in a huge Garbage Enclosure!

Can Council please note that on no other property on Trentwood Park are the Waste and Recycling Bins stored in such a prominent location, this is not in keeping with the local character of this locality

Questions in this regard.

- Who is responsible for the overall maintenance of the structure?
- Who is financially responsible?
- How will the bins be screened from the street?
- Who owns the structure.
- Is this potentially large storage area included in the building area of Lot 1 as it can surely not be included in the landscaping calculation?
- Where will this storage area be cited in view of the ever-increasing number of bins to be stored?
- How will the construction of the storage facility impact the health of the magnificent angophora that is at the focal point of this development?

Sadly, poorly considered plans that greatly impact all new residents to 7 Trentwood Park are a recipe for conflict within an otherwise very harmonious neighbourhood.

The proposed subdivision is not in keeping with the low-density residential character of the locality and fails to maintain the natural landscape of the site. The Site has established vegetation in the form of mature native trees combining with smaller trees and ferns under a canopy that works as a whole. The existing environment is host to resident fauna of Bandicoots, Owls, Bush Turkeys and Blue tongue lizards as well as extensive native trees. The density of the completed development would have a devastating negative impact on this environment. As such, the wildlife corridor will be directly and significantly impacted, significant removal of existing mature trees will be required which will also destroy a canopy that has been intact for many years.

The completed development will require the removal of the majority of the natural vegetation on the lot and will be clearly visible from the street, and will have an Unacceptable impact on the environment

The proposed subdivision works will have a significant effect on the biodiversity of the site, as such, the wildlife corridor will be directly and significantly impacted. Significant removal of existing mature trees will be required which will also destroy a canopy that has been intact for a very long time.

Stormwater from the proposed new allotment will be directed by gravity to the Street down the boundary between Lot 1 and 8 Trentwood Park creating a strip of land with ownership to the new proposed Lot 4 that will be used for access. The stormwater is linked to the huge retention tank at the boundary that will require major excavation in the TPA for the most significant Angophora in the area.

It is considered that the proposal is not in accordance with the desired character objectives of the DCP in that it is detrimental to the existing residential character of the area.

CONCLUSION

The Site at No 7 Trentwood Park is a significant area of natural vegetation. It has a thriving ecosystem enabled by the size of the site with numerous large trees, associated planting and wildlife to which the existing site is vital. The proposed further subdivision into 2 lots will irreversibly change this.

The substantial number of significant trees that will need to be removed to accommodate future construction of the house, driveways and infrastructure including water, electricity, gas, Telstra, Sewer and Stormwater drainage, will ensure this happens.

Further, the impact on adjoining properties on Chisholm Avenue and Trentwood Park is not only one of reduced amenity, there is a reduction in privacy both visual and acoustic, loss of view, loss of ambience and an adverse impact on the character of the surrounding area.

We do not believe 7 Trentwood Park is suitable for further subdivision.

Julie & Mike Frost