
Sent: 30/01/2020 6:05:04 PM
Subject: Submission DA2019/1260
Attachments: OBJECTION to development application 20191260 27-29 North Avalon Rd,
Avalon Beach NSW 2107.docx;

ATTENTION: Renee Ezzy

Attached is my submission for: DA2019/1260

If you could please use the above submission as an updated one that would be greatly appreciated! I did forward one to Anna Williams yesterday evening and she was going to forward it to you as she said you will be back next week. I have since updated the submission as Anna did tell me to submit personally to you in-case you didn't get the one she forwarded.

Thanks so much and thankyou to both yourself and Anna for allowing an extension on our submissions.

Kind regards,

Kath Whalan
12 Urara Rd
Avalon Beach
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29/01/20

Ben & Kathrine Whalan
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RE: **OBJECTION** TO DA 2019/1260 – 27-29 North Avalon Rd, Avalon Beach 2107

Please find our submission in relation to the proposed above development.

Our main concerns are the perquisite that will be set if council allow this development to go ahead, with regards to Medium Density Housing being allowed to sit within R2 Development zone, Low Density Residential. With zero regard to the local environmental plan and the building land-space ratios associated with R2. The overall scale, height, bulk and hard service coverage is completely out of character for this beautiful low density residential street and local area.

I am concerned about the fact that all council publications emphasise maintaining the tree dominant environment in the area. 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 native vegetation, including canopy trees, will be integrated with development. The objective is that there will be houses amongst trees, not trees amongst houses”

Yet this development application provides for the removal of some 50 plus trees. If this development was to go ahead it will actually result in the **complete obliteration** of the entire mid canopy! Not to mention the wildlife that also live amongst those trees.

North Avalon Road already has two over 55 's developments within 50 metres of each other, if this were to be approved it would mean 3 over 55's housing developments within 200-250 metres of each other, so much for a Low Density Residential area!

SEPP Clause 26 – Location and access to facilities states that the site should be located within 400 metres of a commercial centre or have access to public transport not more than 400 metres from the site.

The local bus stop is more than 400m from the proposed site and if a resident is returning north on a bus along Barrenjoey Road it is an accident awaiting to happen. To alight from a north heading bus on Barrenjoey Rd the resident has to make a mercy dash across to the centre island, then dash again to make it the other side.

Trust me I have done it plenty of times, and it is absolutely not safe for the young, elderly or disabled.

North Avalon local shops have no General Practice providers and no pharmacy or medical facilities and no banking facilities. North Avalon shops currently consists of a coffee shop, a small convenience store, a liquor/bottle shop and a surf clothing store. The local shops by no means provide key elements of a commercial centre for seniors or the disabled.

There are no pedestrian crossings at the T-intersection of North Avalon Road and Tasman Rd, this particular route gets extremely busy due to Barrenjoey Highschool and also local surfers and beachgoers using North Avalon car park. During the summer months it gets busier again as you could well imagine. Crossing this section of the road to get to the local bus stop is by no means safe for the disabled or elderly, as vision is impaired by drivers and pedestrians a-lot of the time due to motor vehicles, boats and trailers parked along Tasman Road.

The increased traffic & parking to North Avalon Road and surrounding roads due to family, friends & carers visiting the 20 odd people that would be potentially reside in these 10 dwellings, will also add to congestion.

I would also like to know who is the governing body that will be overseeing how many people will permanently reside in each dwelling? These dwellings are up to 3 bedrooms each, if an over 55's couple decide to let a child/children or someone else live with them, that could easily add another potential 10 people residing within the complex. With that adding extra traffic congestion, noise etc etc

I also have concerns as to how myself and more importantly my fellow neighbours down the hill on Urara Rd will be personally affected as the road slopes down and we all have lovely green views and privacy from the houses currently at number 27 & 29 North Avalon Rd. If all of the 50 or so existing trees are removed we will be without greenery and wildlife and have new residents looking down directly into our backyards, entertaining areas and swimming pools. The lack of privacy will be a real intrusion into our daily lives.

As you can see in the below pictures (taken from No. 12 Urara Rd, up the hill) property numbers 4,6,8, 10 & 12 will be affected and loose all screening and privacy from these lovely trees to our properties.



We are also extremely disappointed that we were not notified of the original application, DA2019/1117. Urara Rd will be directly impacted by this proposed development if it were to go ahead and it astounds me as to why it was not thought necessary to notify neighbouring and affected properties.

I fully support all submissions of objection that have previously been made to council against this proposed monstrosity of a development.

Kind Regards,

Ben & Kath Whalan