
Sent: 29/01/2020 1:05:14 PM
Subject: Application Number: DA2019/1260

Good Afternoon

As a resident across the street I am concerned about this development. There seems to be way too many units on the block, not to mention they are extremely unattractive, and do not fit in with the neighbourhood. The amount of trees (50) that are being cut down is unacceptable and does go against council laws. My neighbour was not allowed to cut one tree down that was not a native ??? how is it they are allowed to cut down 50 including native gums ??? This is not fair.

Below are key points relevant to the proposal.

Proximity to commercial centres

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 proposed development sits within the R2 Development zone, Low Density Residential. Referring to the Council Development Control Plan for Avalon Beach, medium density is restricted to urban areas located close to commercial centres. The local shops in North Avalon Road clearly do not provide key elements of a commercial centre for seniors or the disabled; namely access to medical facilities and pharmacies. Under the proposed arrangements a resident would need to walk more than 400m to the bus stop on the east side of Barrenjoey Road, alight at the Avalon Parade traffic lights, then walk another 400 metres to the medical centre. This is not convenient access to vital services.

Safe pedestrian links to public transport services

SEPP Div 2 Design Principles Clause 38: Accessibility

states that proposed development should have obvious and safe pedestrian links from the site that provide access to public transport services or local facilities

The bus stop on the west side of Barrenjoey Road is 425 metres from the site. The DA has recognised the safety need to install a footpath on the south side of North Avalon Road to access the existing crosswalk near the North Avalon shops. However; there is no reference to the safety aspects of a return trip to the site when a resident would need to cross Barrenjoey Road after leaving the bus. This is a busy road and can be a dangerous crossing. It does not meet the requirement for "safe" and "obvious" access to public transport.

Changing the character of our local community

There are already 2 seniors living facilities located close to the proposed development site. These are located at 7 North Avalon Road (6 units), approximately 200m from the proposed development and the other being 'Drift' located at 4 Binburra Road, approximately 250m from the proposed development (8 units comprising a mixture of 2 and 3 bedroom apartments).

The application for a third development consisting of 10 dwellings appears to conflict with the intention of the Avalon Beach Development Control Plan to minimise the cumulative impact of seniors housing developments. The proposed clustering of Seniors housing within this low density housing zone will fundamentally alter the character of the neighbourhood.

Retention of the Natural Vegetation

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 the trees and not trees amongst the houses."

Council publications emphasise maintaining the green, tree dominated environment of the area. The current application provides for the removal of some fifty (50) existing trees substantially changing the leafy appearance of the neighbourhood. The Arborist's report concludes there are no trees outside the footprint of the building in sufficiently good health to be retained.

How can this be let through council, without someone's palm being crossed ????

Please do something about this.

Kind Regards
Janette Bunch