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Subject: Online Submission

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RE: DA2019/1260 - 29 North Avalon Road AVALON BEACH NSW 2107

When is a boundary a boundary? If I were to move my fence 2 metres onto the nature strip - or my neighbours land, I would be breaking the law. However, a developer can ask for an exemption to the rules to build something that is completely out of character for an area. Seniors housing must be WITHIN 400m of a bus stop.

When and where does the rule bending stop?

Is it a 10% margin? In which case, this development could be placed right on the boundary of an environmental living zone if a plot became available... the protections to environmental values offered by this zoning are only 35m away from the Armada development site. A resident in one of the rear townhouses will need to walk almost twice that distance just to reach the street, which is the start of their 'measured' 400m+++ walk to the bus.

Whose interest is this in? The developer is not a community service organisation - it is a private company that aims to make a profit. The community and Council are saying this is an **INAPPROPRIATE LOCATION** for seniors living **AND** the **CHARACTER AND SCALE OF THE DEVELOPMENT ARE NOT IN THE COMMUNITY INTEREST.**

Just because something can be done (and in this case, it can't without exemptions), it doesn't mean it should be done.

This part of North Avalon is full of houses with big backyards, families, trees, birds and wildlife. It is not on a major road and carries only local residential traffic. It is a desirable place to live, visit and exercise because of this. The Avalon community does not want medium density development to fill every corner. They don't want all their established street trees to be chopped down so that 1.5m wide mobile scooter-friendly footpaths can be built to satisfy an exempted development beyond the boundaries of the intent of the law.

We recognise the need for diversity and accept that it is appropriate to provision for this near to major thoroughfares - as the local planning guidelines allow. However, once developments of this **SCALE AND INSENSITIVITY** start creeping into the quieter, outer reaches of villages, we wonder where will it stop?

There is a very big difference in the change of character within a 400m radius of a main road bus stop in the outskirts of a village compared to a village, town or city centre. Our desired character of **HOUSES AMONGST THE TREES NOT TREES AMONGST THE HOUSES** will be lost if Armada Avalon and other similar developments are approved. Just like the 50 year old established trees that the developer chopped down last week - you can't get it back once it's gone.

Where character can be argued on subjective points, the 400m boundary line is drawn and clear. Stop this development right there. Multi-unit development should be kept to the main road in villages like Avalon. Like other developers have done before this, they should have consideration to appropriate scale and character so that the COMMUNITY'S WISHES ARE TAKEN INTO CONSIDERATION - NOT JUST THE DEVELOPERS' BOTTOM LINE.

This development amounts to a PSUEDO REZONING TO MULTI-UNIT MEDIUM DENSITY DEVELOPMENT IN AN AREA WHERE LOCAL PLANS ALLOW ONLY LOW DENSITY RESIDENTIAL DWELLINGS. If our community was given the opportunity to consult on this matter alone, the answer from Avalon would be a RESOUNDING NO!