
Sent: 29/01/2020 1:52:39 PM
Subject: DA 2019/1260 - 27/29 North Avalon Road 2107

Objection to DA 2019/1260

We live at 10 Watkins Road, North Avalon, just around the corner from the proposed development at 27/29 North Avalon Road. We only became aware of the development today, and hope you will consider our objection even though it is one day past the deadline for submissions. We suspect that the nature of the development is not well known in the local community. As word spreads, we predict there will be many more late objectors.

Our principal objection to the development is that it will set an unacceptable precedent for the future overdevelopment of North Avalon. If similar developments were to occur all over the suburb – and who could prevent this if this development is allowed to proceed – then the whole character of the suburb would be destroyed. Council should not consider this proposed development in isolation. Instead, if it intends to allow the spread of overdevelopment throughout the suburb, it should first consult the entire local community and win acceptance of that change (good luck with that!).

The planned development is on two large blocks. We would consider that each of these blocks could reasonably be subdivided to accommodate two dwellings. Therefore we ask Council to limit the number of dwellings on the double block to four. The proposal for 10 dwellings is laughably absurd.

It is plain that the location of the site is not appropriate for a seniors development. It is not located adjacent to transport, medical facilities or shops. It has no pedestrian path outside. But we all know that ‘seniors developments’ are often a sneaky way of slipping inappropriate development into suburbs where such developments would not otherwise be allowed. Please ensure that the rules concerning the location of seniors developments are strictly applied. There should be no ‘waving through’ of a development that does not comply with seniors development criteria.

When Council amalgamations were proposed, the big fear of many locals was that this was a way of forcing inappropriate overdevelopment on the community. It will be interesting to see if those fears turn out to be real.

Mark and Janice Turner