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**Sent:** 9/02/2020 3:07:20 PM

**Subject:** FW: Proposed Seniors Development at 27 and 29 North avalon Road, Avalon Beach DA2019/1260

**Ray Brownlee**

Chief Executive Officer

CEO

t 02 9942 2430

ray.brownlee@northernbeaches.nsw.gov.au

northernbeaches.nsw.gov.au



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**From:** Bruce chard <avchard@bigpond.net.au>

**Sent:** Friday, 7 February 2020 6:35 PM

**To:** Ray Brownlee <Ray.Brownlee@northernbeaches.nsw.gov.au>

**Subject:** Proposed Seniors Development at 27 and 29 North avalon Road, Avalon Beach DA2019/1260

Dear Ray,

I would like to raise my concerns with you in relation to the proposed SEPP-55 Seniors Housing Development for 27 and 29 North Avalon Road, Avalon.

Avalon residents are outraged about this Development and have spoken loud and clearly with over 40 written submissions lodged to the Council so far!

Please find my submissions that I have lodged to NBC, strongly opposing this excessive development.

We would really appreciate if you had time to read all lodged submissions to better understand our concerns and objections.

This will be the third SEPP-55 Development all within a very short distance of each other, built over a short period of time.

We have managed to get an extension for our submissions with the closing date now being next Tuesday, 11th February.

The Avalon Community would really appreciate your support and encouragement in regards to this matter.

Kind regards

Cathy Chard

34 North Avalon Road, Avalon Beach

Please find our submission in relation to the proposed development of 27 and 29 North Avalon Road, Avalon Beach.

Today (7/1/20) we received the notification letter for the Proposed Development and construction of 10 Seniors Self Contained dwellings in our street. This is the first correspondence we have received from the council in regards to this significantly large scale development being built across the road from us, in a low rise density area. We find this hard to believe regarding a development of this scale, with submissions closing on 28 January, and are very surprised that there has been no discussions with the local residents regarding the impact it will have on our local, quiet residential street. We are concerned that this will set a precedent as another Seniors Housing Development "Drift" located just down the road from us in Binburra Road has recently been completed. However this new proposal is for an even bigger construction in an even quieter residential street within the North Avalon enclave. It looks to us that this developer is hoping to quietly push forward his application with minimal consultation within the local community.

We have also been advised that Renee Ezzy the listed contact person in regards to this DA is on leave until the beginning of February, which is actually after close of submissions. This makes it impossible to discuss our concerns with her and does not give the local residents/community significant time, particularly as it is throughout the peak holiday period with residents potentially away on holidays. In regards to this we seek at least a 2 week extension to the submission timeframe to allow extra time to discuss and identify our concerns.

In relation to the DA submission, the overall scale, height, bulk and hard surface coverage of this development is completely out of character for this residential street and local area, with construction of 10 dwellings ( 5 large two storey houses- 5 two bedroom and 5 three bedroom apartments) all designed with high pitched rooflines, built higher than any other houses in the adjoining streetscape. The overall height of the front 3 double storey dwellings proposed to be built are extremely close to the actual street frontage of North Avalon Road, not set back in any way as existing 2 storey houses built in the street. This adds to the sheer bulk and scale of the development and would be more suited to Warriewood Valley than in residential North Avalon.

A significant number of tall advanced trees 50+ are to be removed which will not only have a huge impact on the overall streetscape appearance, but to the local habitat of a wide variety of native birds and native wildlife. As a result, these proposed dwellings will not be screened out by the natural canopy of large gum tree branches that currently screen the frontage of both existing properties.

Our family have lived in Avalon for almost 40 years and have currently lived in North Avalon Road for the past 10 years, moving from busier Tasman Road after living there for 10 years. One of the main reasons we moved to this part of North Avalon Road was because it was peaceful and much quieter than Tasman Road with significantly less traffic. This particular section of North Avalon Road between Tasman Rd and Marine Parade is a less busy part of North Avalon Rd, accessed

only by residents residing in this section of road along with a small percentage of local residents from Watkins Road and Marine Parade. This is not a busy main road particularly the area north of Tasman Road, as the bulk of the traffic turns off beforehand, either into Catalina Crescent or Tasman Road to access North Avalon Beach, Barrenjoey High School or residents accessing the local streets where they reside. This proposed development will not only significantly increase the volume of traffic using the street day in and day out, noise levels will also increase as this development would take a period of well over 2 years to complete, destroying the peaceful nature that we now enjoy, thus directly impacting us, the residents.

We feel this DA application does not comply or meet the stipulated requirements of the Housing for Seniors or People with a Disability, as it specifies there must be a Banking facility or Medical Practitioner within 400 metres walking distance from the proposed Seniors development. There is definitely no Banking facility or General Practitioner located within the small local North Avalon Shops, or even a Chemist for that matter. The closest GP or Bank are located in the main Avalon Shopping precinct which is a walking distance of approximately 2km, well outside this stipulation. Elderly people attend Doctor's appointments on a regular basis, making this increased distance highly unsuitable for them to walk to their nearest GP and Banking facility. The local North Avalon Shops do not meet any of these requirements as stated for Medium Density Housing outcomes for Seniors or People with a Disability. The proposed development is also not within close walking distance to any local Community facilities.

Public Transport is accessed by only one Pedestrian Crossing on the corner of Catalina Crescent and North Avalon Road however, there is no Traffic Light Crossing or marked Pedestrian Crossing to access the Bus Stop on the western side of Barrenjoey Road. This Bus Stop also exceeds the 400 metre walking distance stipulation and poses a considerable safety risk as Barrenjoey Road is an extremely busy main road, particularly at this stretch of the road where dual lanes of traffic heading North merge into one single lane. Cars drive at speed along this road and the current use of a small Pedestrian Island in the middle of this narrow main road is completely inadequate. Cars have no obligation to stop or even slow down as you try to navigate crossing which makes this road highly dangerous. I have witnessed many people including children make the mad dash firstly across to the small middle island, then again over to the other side of this busy road dodging speeding cars. Crossing Barrenjoey Road can be extremely difficult and dangerous for most people, and near impossible for the elderly or disabled.

We are extremely worried that this is only just the beginning of continued overdevelopment of our local North Avalon environment/community, as this is the third Seniors Housing Development to be built in North Avalon in a very short period of time.

This unique area of Avalon is affectionately known as the "Golden Triangle" as it is a small, quiet, picturesque haven enjoyed by international holiday makers, tourists and local residents. In consideration to all of the above concerns we are strongly opposed to the size and scale of this proposed development and feel that it will completely destroy the charm and character of our beautiful area.

Kind Regards  
Cathy and Bruce Chard.

Additional Submission.

After meeting with a group of local residents on 22nd January, we have discussed our concerns in relation to DA/1260 and have additional issues and comments that we would like to add to our previous submission-

\* We are strongly opposed to the size and scale of this development and feel that the number of apartments (10 in total) is excessive for this residential location. This will be the third SEPP 55 Development to

be built in this small local area, with now another SEPP 55 Development to be built on the corner of Barrenjoey Road and Kevin Avenue.

\* We request the Council consider an independent Arborist Report in relation to the proposed removal of 50 trees, and feel that a second opinion is absolutely warranted in regards to the large number of established trees that will be cut down.

\* The current proposed Landscaping Plan is not adequate, either front and back boundary planting, or sufficient high screening canopy planting that is absolutely necessary for these proposed 2 storey buildings.

\* Underground parking would be a more suitable alternative for this development, instead of the proposed 13-15 carport spaces on the site, therefore decreasing the overall percentage of hard surface coverage. This substantially increases the overall planting area, for additional lush landscaping, thus improving the “greening” appearance of this proposed development.

Cathy and Bruce Chard.

4/2/20 Additional comments for my previous Submission.

Dear Renee Ezzy,

I woke early this morning to the sound of kookaburras laughing, and to the wide chorus of many different native bird calls, all singing merrily amongst the treetops surrounding our house in North Avalon Rd. I then looked out my bedroom window to see a mother ring tailed possum carrying a baby on her back, walking along the top of my paling fence. This is everyday life living in North Avalon! This is only one of many reasons my husband and I chose to move to beautiful Avalon 40 years ago to raise our family of 4 children. Our children have absolutely loved growing up in Avalon and now as adults themselves, still live in North Avalon along with our 2 little granddaughters.

Avalon is surrounded by nature, we live amongst it. It is a special place, that's why we all treasure it and choose to live here. This is also why so many local residents are outraged over this proposed SEPP-55 Development.

Native animals are seen regularly living in Avalon particularly in North Avalon Road and these include cockatoos, rosellas, rainbow lorikeets, magpies, tawny frogmouth owls, powerful owls, fruit bats, willie wagtails, ring-tailed possums, brush-tailed possums, water dragons, blue tongue lizards, bush turkeys, bandicoots, native frogs and skinks just to name a few!

As we live directly across the road from the proposed development and see these native animals regularly on or near our property, I can only imagine the large variety of native birds and animals that would be currently living in the bushland of these 2 large residential blocks.

As it states on the Northern Beaches Website “ The Northern Beaches is home to over 400 species of native animals and they are all protected. It’s against the law to harm them”. If this development proceeds, it will completely destroy all the native animal’s current habitat and food supply on these 2 large residential sites! Not to mention the loss of shade and shelter for these animals.

Every year in our front yard we have tawny frogmouth owls build their nest in our large established gum trees, one of them being a Swamp Mahogany Gum. We are always delighted to see the adult firstly sitting on the eggs, followed by the birth of their gorgeous little fuzzy babies.(Please see photos below). Our near by neighbours, have told us that they too have tawny frogmouth owls nesting in their large trees every year. I'm quite sure that the large established existing gum trees across the road at 27 & 29 would also have tawny frogmouth owls nesting there as well.

In the light of the recent catastrophic bushfires, with the devastation of thousands of hectares of bushland, not to mention the BILLIONS of native animals wiped out, for the Council to approve this development is frankly unimaginable. It is not only the Council’s responsibility, but it has a duty of care to PROTECT and PRESERVE our existing native bushland and animals, for present and future generations.

Our precious native Australian animals are now at risk than ever, as more animals verge on becoming endangered or even worse, EXTINCT.

When we first moved to Avalon there was a actually a small colony of koalas (we would often see koalas in the large gum trees in our front yard when we lived in Central Road), but due to urban development and other factors they too have become extinct.

NBC website states “Our bushland is vital habitat for native animals from the threatened pygmy possums and powerful owls, to the ring tail possum. The plants in bushland areas clean our air and together with the soil, filter our waterways.” Clearly this development poses a significant problem in our area, as these particular native animals live in and around the proposed development site. Also with the overall Every year percentage of hard surface coverage, this will have also have a direct and dramatic impact.

NBC website statement-“ Land clearing for urban development is one of the main reasons why some of our native plants are in danger of extinction. NBC is committed to conserving our native plants which contribute to the bio-diversity of the area and provide important habitat and food for native animals.”

Every year we have a constant stream of people moving to live in Avalon from suburbs such as Mosman, the Eastern Suburbs, the inner city and many from overseas (particularly England) all wanting to embrace our wonderful lifestyle.

Who could blame them?

To be surrounded by SPACE and serenity, a beautiful beach, tall established trees and bushland, native wildlife, large flat, family friendly blocks and to become a member of our close knit Community. This is evident from residents who have moved recently to North Avalon from other suburbs as mentioned in their recent submissions.

As you drive around Bilgola Bends you immediately feel like you are on “holidays all year round.” I constantly have locals saying to me -“Why would you go away on holidays when we live in this most amazing and unique part of the world.”

We all know how lucky we are, but we must never take it for granted. This is why it is so important to protect and preserve Avalon, particularly North Avalon from continued over-development!

Unfortunately the face of Avalon is changing, with our current infrastructure being placed under increased pressure, struggling to cope with it’s already existing permanent residents. As shown from photos previously submissions, the morning school drop-off up to 9.30am and afternoon pick-ups are a constant traffic jam not only in North Avalon Road, as well as the surrounding streets,(Catalina Cres and Binburra Rd) trying to get out onto Barrenjoey Road with traffic always at a complete standstill. Then there is a further single lane traffic jam once you finally manage to get onto Barrenjoey Road, which then adds an extra 15-20 minutes travel time crawling along just to drive into main Avalon!!!

This problem will only increase further with the proposed 20+ extra residents living in North Avalon Road, having their many children, grandchildren, extended family and friends visiting them on a regular basis if this development is approved.

With increased traffic congestion and parking getting worse and worse every year in Avalon (even outside our own home), particularly during the holiday periods with the influx of holiday makers coming up here to enjoy the Avalon lifestyle, something has to change. Developers coming into Avalon (particularly these developers from Melbourne) building large Medium Density Housing Developments all within short distances of each other, just to make a quick dollar certainly isn’t the solution! This will only exacerbate the problem that us, the local residents will then have to live with.

Please find photos below of the current leafy frontages of 27 & 29 North Avalon Rd, and of the immediate surrounding houses in our street which are all built “amongst” the established trees. The beautiful “Avalon style” residence recently built at 31 North Avalon Road is completely in keeping with the charm and character of our local area. This property is located directly next door to the proposed development. This lovely new house has been built perfectly amongst the established trees, including and integrating them into their landscaping. I’m sure the Council had very strict stipulations as to what trees to be preserved on this residential build! Seems there are rules for some and different rules for others!!! Not to mention their complete loss of privacy from these two storey houses built next door to them. This proposed HUGE development will be completely out of character within the surrounding streetscape, (see photos) particularly in regards to the size and scale of the 5 two storey houses, insufficient underground parking and the removal of almost all of the existing trees on these two properties. The streetscape will be completely destroyed!

As you can see from the large number of submissions already lodged, currently over 40, the local residents have spoken loud and clear!!

We agree with all the other submissions and are strongly opposed to this development and ask the Council to completely reject this application.

As I have stated in my previous submissions, along with my additional concerns outlined above, this type of development is more suitable in Dee Why, Warriewood Valley and particularly Frenchs Forest now because of the new hospital, where existing services, transport and infrastructure can cope with increased population and urban development.

North Avalon most definitely can’t.

Kind regards

Cathy Chard, Bruce Chard,  
Luke Chard, Madeleine Chard, Oliver Chard, Liam Chard and our 2 small grandchildren.  
(our future generations)

34 North Avalon Road  
Avalon Beach.

Please click on the link below to view relevant photos-

[https://www.dropbox.com/sh/8fo25gv9xetj52g/AACn8s-c98jn\\_pYpDwcxmQrYa?dl=0](https://www.dropbox.com/sh/8fo25gv9xetj52g/AACn8s-c98jn_pYpDwcxmQrYa?dl=0)

Image 1- Adult mother tawny frogmouth owl sitting on her eggs in one of our front yard gums trees.  
Nov 2018

Image 2- Three babies owls sitting on the middle branch. Dec 2018

Image 3- Streetscape of our home nestled amongst the large established trees.

Image 4- 34 North Avalon Road.

Image 5- Streetscape of 31 North Avalon Road with the house nestled amongst the large established trees.

Image 6- Existing leafy street frontage of 29 North Avalon Road.

Image 7- Existing leafy street frontage of 27 North Avalon Road.

Image 8- Overall existing frontage of the proposed development site.

Image 9- Proposed streetscape of the SEPP-55 Development illustrates the complete destruction of almost all the native trees and bushland on both front and back boundaries, further demonstrating the totally inadequate

“greening” and landscaping plan for this major complex.

Image 10- The overall bulk and scale of this development.