
Sent: 24/01/2020 2:10:02 PM
Subject: Online Submission

24/01/2020

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

RE DEVELOPMENT APPLICATION DA2019/1260

My submission is not an objection to the development at 27-29 North Avalon Road but a request to Council to consider its impact on the surrounding residents and the nature of the area in its current format.

North Avalon Road is the main access road for the North Avalon alcove. The blocks are large relative to other areas in Sydney which make them highly sought after by young families. Bangalley Headland is located at the Eastern end of the street providing an abundance of natural bushland and the houses along the street have gardens with many native plants and large established trees.

There is one set of shops and a child care centre in North Avalon Road to cater for the needs of families. There are however, no medical facilities within a one kilometer radius of the area, the Ambulance Station is not in full-time use and the only access to public transport is a bus over 400m away on busy Barrenjoey Road.

The concerns I would like to raise are based around the density of SEPP-55 developments in the immediate vicinity, the planned loss of trees, and the problems with parking and access during the construction phase.

The issue of density:

There are currently two other SEPP-55 developments within 400m of this proposed development.

7 North Avalon Road contains six seniors units while "Drift" at 4-6 Bimburra Road contains eight seniors unit. A total of 14 seniors units.

In comparison the total number of residential houses in North Avalon Road and those surrounding "Drift" in Bimburra Avenue, is 40. (The two dual occupancies in North Avalon Road have been counted as two residential houses each).

That is a ratio of one seniors unit per 2.35 residential houses.

If the proposed development goes ahead in its current design, there will be 24 seniors units among 38 residential houses.

That ratio becomes one seniors unit per 1.58 residential houses.

That seems an extraordinarily high proportion of SEPP-55 units for an area that has a "R2 Low Density Residential" Zoning and is inhabited by families with children. Even more so when you consider the lack of vital services for seniors.

A reduction in the number of units should be given consideration by Council. This would also allow for more greenspace and potentially less native trees would need to be removed.

The issue of tree loss:

The Developer has made an application to remove 50+ trees. Given the loss of native trees in the recent bushfires we should be conserving as many native trees as possible. There are many significant native trees along the Council strip and on the two properties that are ear-marked for removal that should be retained.

I would ask Council to reassess the impact of removing so many native trees on this site. I recognize that new shrubs and hedges will be planted however, they will not provide the tall canopy structures that offers protection and habitat for birds and wildlife.

Perhaps an independent arborist's report could be offered by the residents for Council's consideration and the number of trees to be cut down reassessed.

The issue of parking and access during construction:

Four houses immediately surrounding the proposed development on North Avalon Road are home to four octogenarians and two people with disabilities. These individuals require access and on-street parking for ambulances, Doctors and carers on a regular basis. It is crucial that their driveways be kept clear of trucks, semi-trailers and other construction vehicles so as not to prevent access for these vital services. Double-parked construction vehicles or road closures will be a major problem in this street that is already lined with resident's cars, and is the main access road for the residents.

How will Council and the Developer ensure that clear access will be maintained at all times during the construction phase so as not to compromise the welfare of these residents?

In my submission I ask Council to consider whether the proposed development is an appropriate development for the area in its current design. One with less impact on the native flora and fauna and less scale would be a better option. I also ask Council to ensure the Developer complies with the parking regulations so those residents who need medical services are not impeded.

Development and revenue should never come at the expense of the environment and the local community.

Kind regards

Anne-Louise Clacher