
Sent: 24/02/2020 6:39:23 PM

Subject: Additional Comments for 27 and 29 North Avalon Road, Avalon Beach.

24th February, 2020.

Please find below additional comments that I would like to put forward to add to my previously lodged submissions.

Dear Louise,

I have recently been made aware that the “trial period” for the door-to-door drop off and pick up Keoride service that has been provided by the Council, has now ceased.

This means Avalon residents will no longer be picked up from their home, or dropped off back to their home in order to access the B-line bus service located in Mona Vale.

Avalon residents will now have to travel into the main Avalon Village, to the main Avalon bus stop to get picked up by the Keoride to be taken to Mona Vale to catch the B-line bus into the city.

This now means that residents from this proposed development will now have to either walk 2km into Avalon to access this service or catch Public Transport to Avalon/Mona Vale, then on the return trip from Mona Vale either walk

home 2km, when they are dropped off at main Avalon bus stop, because the bus stop on the western side of Barrenjoey Road does not provide a safe means to for them to cross Barrenjoey Road, in order to access the footpath back

to this proposed development.

Is the developer now going to provide a service that replaces this previous door-to-door service provided by the Council, that will enable these seniors to access the Keoride service which is now accessed in main Avalon?

Council must ask for a commitment from the developer, particularly on the return trip back from main Avalon, as this now poses a danger, as there is no safe means of crossing Barrenjoey Road from the western bus

stop travelling north, if catching Public Transport home.

I also understand that the Council must make a decision about this development within a 40 day time period of when the first DA was lodged, which was actually back in September.

As no residents were notified about this proposed development back in September, and only received notification of this proposed development in early January, the 7th January in fact, this does not make sense, as it should be taken

from the period when affected local residents were actually notified.

We are also aware that the developer has also asked for 2 non-compliance exemptions be made in relation to the SEPP Guidelines-

1. The distance to the bus stop on the western side of Barrenjoey Road, as it exceeds the 400m walking distance from the proposed development. (being an actual distance of 435m)

As stated in the SEPP 55 Guidelines, the development must be within 400m of Public Transport and must provide-

(a) a **suitable access pathway** is a path of travel by means of a sealed footpath or other similar and safe means that is suitable for access by means of an electric wheelchair, or motorised cart or

the like.

We have also noted that the developer has not asked for an exception in regards to this access path to the bus stop, as it does not provide SAFE ACCESS to Public Transport. This 400m walking distance should provide a SAFE means to access the bus stop for Public Transport.

This is a very dangerous safety issue that has been overlooked by the developer and must be addressed immediately!

Is the developer going to pay for an upgrade of the current Pedestrian Island which is used to access the western bus stop on Barrenjoey Road, as is not wide enough for wheelchair access. Is the developer also going to pay for

the upgrade of the footpath leading up to this western bus stop?

2. The second non-compliance exemption is exceeding 1 storey height limit in the rear 25% of the block.

Why should this developer be given these non-compliance exemptions to the State Environment Planning Policy(Housing for Seniors or People with a Disability) 2004?

It's typical of just another developer pushing the boundaries, purely for his own monetary gain!

Local Avalon residents strongly urge the NBC to oppose this development, with currently around 80 individual written submissions lodged, which is a significantly high percentage of North Avalon residents, on the grounds that it

doesn't comply with several important guidelines set down in the SEPP Policy.

In relation to the appearance of the frontage of this very significant development, surely Council would not approve of the extremely wide gun-barrel type driveway that dominates the entrance, running all the way through the

middle of this huge development. Along with the high, suspended, covered walkways running from the back apartments for the residents to access the front apartments on both two storey dwellings, completely destroying the

adjoining neighbours privacy, as the residents walk back and forth high up above the top of the tree canopy, adding to the sheer size and scale of this development!

This proposed development is not within keeping of the surrounding streetscape or of the Avalon character, and it will be impacted significantly with the destruction of a large number of major established trees.

This site is absolutely not suitable for this type of medium density development, as it is located deep within this quiet, low-rise residential area, and does not contribute to the quality and identity of Avalon Beach.

Kind Regards

Cathy and Bruce Chard.