
Sent: 4/02/2020 10:04:14 AM
Subject: Fwd: DA2019/1260 27-29 North Avalon Rd AVALON BEACH NSW 2107
Attachments: 20200130_151849.jpg;

Dear Michael, Kylie, Ian and Alex

Below is for info.

We are most concerned that developers are using the seniors housing SEPP as a means of subverting Council's assurances and intentions that there should be no increased housing densities in our area.

We trust that Council will make strong representations to the State to have the so called seniors housing SEPP removed in light of other local government reforms introduced since 2004, in the interest of good urban planning.

Kind regards

Roger Sayers

----- Forwarded message -----

From: **roger sayers** <rogersayers1@gmail.com>
Date: Sun, 2 Feb. 2020, 11:16 pm
Subject: DA2019/1260 27-29 North Avalon Rd AVALON BEACH NSW 2107
To: <council@northernbeaches.nsw.gov.au>
Cc: Peter Robinson <Peter.Robinson@northernbeaches.nsw.gov.au>

I wish to strongly object to the above DA for seniors housing comprising 10 "self care" apartments, 15 car spaces and proposed destruction of 50 mature trees at 27-29 North Avalon Rd AVALON BEACH NSW 2107

The aims of seniors housing legislation (State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004) **are stated as**

- (a) increase the supply and diversity of residences that meet the needs of seniors or people with a disability, and
- (b) make efficient use of existing infrastructure and services, and
- (c) be of good design.

My concerns relate to several **aspects of the proposed development** in respect of these aims.

(a) Increasing the supply and diversity of seniors housing is not required in Avalon Beach. Its population is statistically stable. Avalon Beach Postcode 2107 has a population similar to that of Grafton. **Its housing stock is continually**

turned over, including seniors housing, as people move in and out of the area, or pass away.

Avalon Beach already has a variety of housing available to seniors, including single dwellings occupied by "self caring seniors", retirement villages, nursing home, home units, town houses, dual occupancies, "seniors housing" developments, and innumerable "granny flats". There are numerous other options also available to seniors in neighbouring suburbs such as Newport, Mona Vale, Bayview etc

development of this site is not required to address local seniors housing needs.

(b) The proposed development would not "make efficient use of infrastructure and services". It would only exacerbate existing infrastructure problems for this suburb, located at the far extremities of the metropolitan area.

b 1. Aiming to increase population densities north of the Bilgola Bends is bad urban planning

Avalon Beach is on a **narrow** peninsula at the extremity of the metropolitan area.

There is only one main access road in and out, which is single lane each way around the Bilgola Bends, because it is an area of high environmental value.

Avalon Beach has poor public transport. There is no express bus service.

Increasing population densities in such an area, under such conditions, will add to constraints on existing road and public transport infrastructure.

NBC recognises these constraining factors by aiming to focus planning for increasing population densities in response to State requirements, in other more suitable areas to the south such as Dee Why and Frenchs Forest.

Further increasing population densities north of Bilgola Bends would be appalling urban planning.

b2 Increased traffic congestion in the North Avalon local area.

North Avalon Road provides the only access and exit to the main road for the entire North Avalon area. Please see attached photo of twice daily, before and after school traffic standstill. More people and cars will add to existing congestion.

The site is not directly Bushfire Prone but the North Avalon area where it is located is fringed by Designated Bushfire Prone Areas with the only access and egress to the main road for emergency vehicles being restricted to North Avalon Rd for the entire area.

b3 Increased street parking congestion and safety

With only 15 car places for this development where there were previously two, visitors, tradesmen etc will park in the street, which will further constrict traffic due to parking on both sides of busy North Avalon Rd and increase pedestrian safety risks for crossing the road.

b4 Safe pedestrian pathways.. Currently there is no concrete path on the site's side of North Avalon Rd. Even if the developer provided a path outside the development the remainder of the verge would be unpaved, meaning seniors would need to negotiate busy North Avalon Rd to cross to the footpath on the other side.

Avalon Beach residents and visitors favour the natural environment and do not favour more concrete for paths in streets, so would not support completion of a footpath at ratepayers' expense on the development side of the road.

b5 Public transport services and safety

According to Google maps, the present house located toward the rear of 29 North Avalon Rd is 450 metres from the nearest bus stop. Therefore apartments toward the rear of the development site would be outside the 400 metre walking distance requirement for seniors housing.

The return journey bus stop located on the west side of Barrenjoey Rd would require seniors to cross extremely busy and dangerous Barrenjoey Rd in that vicinity.

Nearest Medical and Banking services are located in Avalon Beach township, but **seniors access would be** subject to the abovementioned pedestrian, public

transport and road difficulties.

The nearest hospital is now at Frenchs Forest, despite local Avalon Beach community objections to the State Government.

This proposed development to house elderly people would therefore add to the numbers currently at risk from increased distance, single lane main roads, and single access and egress road to the site.

Nearest ambulance services are based at Narrabeen. Avalon Beach ambulance station is not manned fulltime.

c Proposed destruction of 50 mature trees purely so that the development can maximise site usage means the development cannot be considered to be "of good design".

NBC has declared a Climate Emergency. The State Government has programs to restrict greenhouse emissions to curb climate change. The L and E court accepts consideration for instance of the global carbon emissions from coal mines in assessing mining DAs impacting on the NSW environment.

To permit destruction of **so many** mature trees (either by Council, State, or L and E Court), trees which are currently sequestering carbon irrespective of whether they are protected species or not, would fly in the face of stated Council, State, and L and E court **environmental** policies and principles.

The Avalon Beach area has great natural beauty which is not just significant to Sydney, but nationally and internationally as evidenced by the thousands of international and local tourists who stay in Avalon Beach every year.

Avalon Beach has managed to maintain a higher than average tree canopy than many other suburbs of Sydney, which is part of its attraction to residents and visitors.

The proposed 10 self care housing units are purely and simply a 10 unit apartment development. The use of the seniors housing policy is simply an attempt to circumvent normal good Council planning restrictions on this type of development in this location, but the proposed seniors

development fails to meet any of the objectives of that policy.

Given all the above this proposal should be rejected outright.

Sincerely

R Sayers

I live less than 400 metres from the site, and overlook its tree canopy. I walk, cycle, and drive past the site. I have lived in Avalon Beach for 50 years. **My wife and I would be described as "self caring seniors" under the seniors housing policy, and not in favour of it.**

