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**Sent:** 11/02/2020 12:41:28 PM  
**Subject:** Objection to DA2019/1260  
**Attachments:** Submission Application Number DA2019 1260.pdf;

Dear Council,

Please find attached our submission of objection regarding the Development Application 2019/1260 at 27-29 North Avalon Rd, Avalon Beach for Seniors Housing.

Please confirm when the submission has been accepted and uploaded. Many thanks!

Kind regards,

Lyndee Hyde

33 North Avalon Rd

Avalon Beach NSW 2107

Application Number: DA2019/1260

Proposed development 27/29 North Avalon Rd for Seniors Housing

Attention: Renee Ezzy

Thank you for the opportunity to provide comment on the development proposal for 27-29 North Avalon Road, Avalon Beach. We are not averse to appropriate development of the site in a way that is sensitive to and in harmony with the neighbouring environment, and is compliant with relevant government policies. However, the development proposal as presented does not meet these fundamental requirements for the following reasons:

1. Breach of SEPP Clause 26 – proximity to Commercial Centres, which states that the developments should be within 400 metres to medical facilities, pharmacies and key commercial shops. This development is approx 800 metres to Avalon shops and the closest medical centre. The bus stop on the western side of Barrenjoey Rd is 435 metres from the site, thus not within 400 metres. We embrace housing facilities for older residence however, as this location does not comply with Clause 26, this location is not suitable for them.
2. Breach of SEPP Div 2 Design Principles Clause 38 on Accessibility – safe pedestrian links to public transport services. Crossing Barrenjoey Road, from the Bus stop adjacent the busy intersection of North Avalon and Barrenjoey Roads, which also hosts another bus stop and petrol station, does not provide a “safe” pedestrian access to public transport for the aged. The pedestrian crossing at Barrenjoey Rd, which is an extremely busy main road, is dangerous and inadequate.
3. The size of the development - 10 buildings on two blocks conflicts with the intention of the Avalon Beach Development Control Plan which aims to minimise the cumulative impact of seniors housing developments, including minimisation of bulk and scale of developments and that there will be houses amongst the trees, not trees amongst the houses. The proposed height of the buildings will be taller than current two storey homes in this street. This area of suburban Avalon Beach contains single residential dwellings, thus the bulk and scale of this development is excessive, and not in keeping with this low-density area.
4. Increased groundwater run-off - due to the increase in hard surfaces of the development, it will significantly add to the storm water run-off that will flow downhill into a flood declared zone.
5. Increase in local traffic – more congestion at the intersection of Barrenjoey Road, North Avalon Road and Catalina Street, and along North Avalon Rd.
6. Parking - the lack of car spaces for this development is going to push a lot of vehicles onto the street. The affluence of this area will mean the new owners will most likely afford and have 2 cars per couple and/or some may even have an RV or caravan or boat (common in the beaches suburbs). This development only has an allowance of 1 space per unit plus 5 visitors’ spaces. The odds are very high that the vehicle overflow will dramatically fill street parking, congesting and impacting the area in a negative way.

7. Removal of 50 trees - Loss of wildlife and wildlife habitation. The point that deeply concerns us, is that 50 trees have been allocated and allowed to be cut down leaving only 4 trees on the boundary remaining. These remaining trees have no under foliage. This will make the building very exposed. And most importantly, the amount of wildlife that we will lose because of the loss of trees eg: tawny frog mouths, ring tail and brush tail possums, flying foxes and various native birds all who find refuge in the tree cover. If the trees are removed, we lose more valuable wildlife. If these beautiful trees are removed it would destroy the serenity of the whole area, changing the atmosphere forever and removing one of the main reasons why people want live in this location. The proposed landscaping plan is insufficient for the loss of vegetation.
  
8. Adverse impacts of clustered medium density developments on our neighbourhood - there are already two seniors living facilities located close to the proposed development site. These are located at 7 North Avalon Road (6 units) approximately 200 metres from the proposed development, and the other being 'Drift' located at 4-6 Binburra Avenue (8 units comprising a mixture of 2 and 3 bedroom apartments) approximately 300 metres from the proposed development. The application for a third development consisting of 10 dwellings conflicts with the intention of the Avalon Beach Development Control Plan to minimise the cumulative impact of seniors housing developments. This is an unacceptably high density ratio in what is primarily a low-density residential area.

In summary, we reiterate our strong objections that the development does not meet the SEPP HSPD requirement that the location provides safe and convenient access to essential services and facilities. It disregards the intention for new housing developments to retain and integrate existing trees into the building design, and the large number of units and scale of the development being proposed shows little consideration for the impact of clustered medium density housing on the character of the local low density neighbourhood. This development will change the character of North Avalon. This development sets a worrying precedence and it could open the door for other excessive developments.

We urge the Council to reject this application and not allow such a development to go ahead in North Avalon. Avalon is a local community and we do not want an impersonal urbanised area. The inappropriate nature of the development to the local area is clearly demonstrated by the number of objections already registered, which we agree with.

We look forward to meeting with Council and the developers to discuss these matters further.

Kind regards,

Lyndee and Duncan Hyde  
33 North Avalon Rd,  
Avalon Beach NSW 2107.