
Sent: 10/02/2020 1:06:17 PM
Subject: DA2019 / 1260

Dear Council
RE: Application No: DA2019/1260
Address: 27-29 North Avalon Rd
Description: DA for Seniors Living 27-29 North Avalon Road

As residents of Tasman Road North Avalon, we wish to advise our concerns regarding the above development for the following reasons:

1. Breach of SEPP Clause 26 – proximity to Commercial Centres Which states that the developments should be within 400 meters to medical facilities, pharmacies and key commercial shops. This development is approx 800 meters to Avalon shops and the closest medical centre.
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
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.
4. Increase in local traffic – more congestion at the intersection of Barrenjoey Road, North Avalon Road and Catalina Street and off street visitors parking near proposed units
5. 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. In summary, we object to a large, high rise dwelling in our area, and local vegetation being removed. We also feel that the site needs to be assessed now to calculate the damage to wildlife habitats mentioned above. This development will change the character of North Avalon. We hope that the Council will make a sensible decision 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.

With regards,

Sam Richmond
Tasman Rd