
Sent: 6/02/2020 9:41:04 AM

Subject: DA2019/1260 Regarding Lot 32 & Lot 33, 27 & 29 North Avalon Road, Avalon

Dear Council

RE: Application No: DA2019/1260

Address:

Description: DA for Seniors Living 27-29 North Avalon Road

Submission closes 11th February

As residents of 2 Urara Road North Avalon, we wish to advise our concerns regarding the above development cornering our rear fence line.

A neighbourhood meeting was held recently where all in attendance expressed their disapproval with the 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. Noise pollution – expected for 2 years from this building site
6. No backyard privacy - for rear neighbours
7. The buildings will diminish the beauty of the neighbourhood
8. Loss of medium strip grass - due to new footpath proposed on North Avalon Road
9. 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 our 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.

We have noticed that our bird and animal life have diminished 10 fold over the last 20 years that we have resided in Urara Road. This is due to the vegetation being demolished with new dwellings and storm damage. More destruction is not acceptable here in Avalon.

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.

We object to the lack of privacy for rear facing neighbours and the busy aspect for front facing neighbours.

We object to more on street parking congestion. The proposed 10 units will attract visitors to the units who will also require parking. North Avalon Road has enough on street parking already. North Avalon Road will become a busy thoroughfare, not a local residential street. 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 beautiful North Avalon. Avalon is a local community and we do not want an impersonal urbanised area. We feel these types of developments don't belong in this beach side suburb. The fabric of the community will suffer from over development like this.

We look forward to receiving confirmation that this submission has been received.

Sincerely,

Ian & Judy Thomas

2 Urara Road
Avalon NSW 2107

Tele: +61 408 299 295

E: judy.thomas@optusnet.com.au