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Subject: Online Submission

12/11/2020

MRS Cathy Penning
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RE: DA2019/1260 - 29 North Avalon Road AVALON BEACH NSW 2107

I would like to object to the proposed Seniors development in North Avalon Road. My family have lived in North Avalon for 27 years and in that time have seen many changes as older houses have been sold and done up or rebuilt. Development is part of life and changes are good, but it is important that they are well thought out and acknowledge the needs of that community and also provide good outcomes for the residents. Over 55's developments can sometimes be a good thing if they are built with that in mind. However this development is not being planned with any real understanding of the local community and appears to be putting any concerns that residents have aside.

North Avalon is a unique area that is popular with families because of the wide streets, large blocks and a safe access to schools, shops, parks and the beach.

I am very concerned with the proposed development for several reasons.

1. It is not appropriate in an area that is mainly made up of single dwellings and single dwellings with a granny flat. These housing choices already cater for families and extended families very well. These homes are mainly low rise in nature and provide extra housing in a low impact way.

Placing 10 townhouses on these two blocks with an underground carpark for 22 cars would be considered by anyone to be an overdevelopment of the site and would have a negative impact not only on those in North Avalon Road , but also the residents in the surrounding streets of North Avalon.

2. There has already been a significant increase in the traffic over the years in this area and it can take 15 - 20 minutes to exit North Avalon Road in the morning and the afternoon during the week due to the amount of cars trying to get onto Barrenjoey Road. Let's not even mention the time it takes on the weekend Saturday and Sunday afternoon! You are going to be adding even more cars to an already congested area that North Avalon / Avalon has become.

3. This development also concerns me a resident of Tasman Road as I see how many children are travelling on the roads and footpaths each morning and afternoon by foot, on bikes and scooters, from all the surrounding streets, as they go to and from the schools and the beach. It is really a very busy area already. A building development such as this is of such a scale, means that we will see a huge amount of heavy vehicles on the streets for a very long time and I worry for the safety of our children.

This will also cause great congestion in the streets and at the North Avalon shops which is already quite difficult for traffic with cars pulling in and out of parking spots and traffic from nearby crossroads feeding onto North Avalon Road.

Part of the appeal of the Northern Beaches for residents is the local flora and fauna. I am concerned that as these developments start to be allowed without really thinking of the immediate and future impact, it will undo what has been valued and protected for so long by Pittwater Council. I do believe that it is the responsibility of our council to listen to genuine concerns about our environment, our community and our quality of life that will be hugely impacted if this development is allowed to go ahead.

I ask that you please listen to your residents many of them who have lived here for many years, rather than a developer who perhaps does not understand or value community.

Kind regards,

Cathy Penning

I am happy to be contacted if you require further comment.