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Subject: Online Submission

05/01/2020

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

Please find our submission in relation to the proposed development at 27-29 North Avalon Rd.

We are direct neighbours to the properties on the southern boundary and should have been notified of the DA. As of 5/1/20 we have not been notified of either the first DA2019/1117 which was lodged on 10/10/2019 and determined by council on 06/11/2019 - or the revised DA2019/1260, despite being clearly marked on the applicant's notification plan as a requirement. It is quite by chance that we have come across these plans during the small window of opportunity to have our concerns heard.

It is unreasonable for a development of this nature to be covertly submitted, with no correspondence to affected neighbours - and for this to happen during a peak holiday period, seems to indicate the developers are already bulldozing through the neighbours' interests. We therefore seek an extension to the notification period to allow for appropriate consultation and review.

This is a major development for the area and sits just outside the permissible zone for a seniors living development. We are surprised that an exemption to the SEPP55 location rules is considered without any discussion within the community. We fear that this will be the start of a major character change for this area with a transition from single dwelling to medium density on the secondary local roads rather than on the main roads.

Furthermore, we consider the development to be inconsistent with the desired character for Avalon Beach as stated in the DCP and the outcomes for seniors housing.

We draw your attention to the following points from the DCP and object to the development as it does not satisfy these criteria:

Desired character - Avalon Beach

- Any medium density housing will be located within and around commercial centres, public transport and community facilities - this development is within a residential area, not near a commercial centre, transport or community facilities - we do not believe that the neighbourhood shops and cafes at North Avalon were considered in this light when the controls were written.
- Future development will maintain a building height limit below the tree canopy, and minimise bulk and scale. Existing and new native vegetation, including canopy trees, will be integrated with development. The objective is that there will be houses amongst the trees and not trees amongst the houses - this development proposes to remove over 50 established trees and shrubs. The loss of this vegetation will change the outlook of the block significantly for many adjoining properties, not just those on its perimeter. Though we recognise that many of the plants are not native plants, they do provide significant visual amenity and habitat for native

wildlife. The proposed landscaping plan does not compensate for the loss of vegetation.

- The total landscaped area on land zoned R2 Low Density Residential or R3 Medium Density Residential shall be 50% of the site area. The use of porous materials and finishes is encouraged where appropriate - This is not the case for this development, where landscaped area is significantly less than 50%.

Outcomes specific to Seniors Housing

- o Visual bulk and scale of development is limited - we will see this development from it's rear southerly elevation and it's impact from this aspect is not sufficiently considered in the plans. Specifically with regard to the landscaping and screening and the roofline. The bulk and scale could be minimised by use of flat roof rather than the proposed pitch (circled in red on the photo below) - as this developer has used already at The Drift.

- Restricted footprint of development on site - It is hard to understand how the percentage of hard surface that single dwelling homes are subject to is being applied in a multi dwelling situation.

- Retention of the natural vegetation and facilitate planting of additional landscaping where possible - There is an inadequate vegetation plan for the southerly aspect. See attached photo to show the scale of the loss of greenscape by the removal of the bulk of the vegetation on the two original properties. Although 4 major canopy trees are proposed for the southern boundary, there is no consideration for mid level vegetation to suitably screen the scale of this resort and provide privacy to neighbouring properties. The significant habitat loss has not been compensated for either.

- Achieve desired future character of the locality - It is hard to understand how this is in the character of this locality. It borders onto Urara Rd, which has a heritage listing to conserve the character of the streetscape.

- Minimal cumulative impact from State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 - This development follows hot on the heels of The Drift by the same developer. We fear that this is the beginning of a trend for developers to purchase up neighbouring properties to capitalise from medium density development in a sought-after single residential dwelling area. It is clearly changing the character of this area and two developments within a year in such close proximity in a low density residential area should be considered as having a cumulative impact.