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**Sent:** 4/02/2020 1:43:57 PM  
**Subject:** Online Submission.

Begin forwarded message:

**From:** Bruce chard <[avchard@bigpond.net.au](mailto:avchard@bigpond.net.au)>  
**Subject:** Online submission.  
**Date:** 4th February, 2020  
**To:** [council@northernbeaches.nsw.gov.au](mailto:council@northernbeaches.nsw.gov.au)

4/2/20  
J. and M. Bulgin  
34 North Avalon Rd  
Avalon Beach NSW 2107

RE- DA2019/1260 27 & 29 NORTH AVALON ROAD AVALON BEACH

Please find our submission in relation to the proposed development of 27 and 29 North Avalon Road, Avalon Beach.

We have lived in Avalon for 30 years, having lived in North Avalon for 20 of those years. We have currently lived in North Avalon Road for 10 years with this SEPP-55 Seniors Development now proposed to be built across the road from us.

This development will not only significantly increase the volume of traffic using the surrounding streets day in and day out, noise levels will also increase destroying the peaceful nature that we now enjoy, thus

directly impacting us, the residents.

In relation to the DA submission, the overall scale, height, bulk and hard surface coverage of this development is completely out of character for this residential street and local area, with construction of 10 dwellings (5 large two storey houses- 5 two bedroom and 5 three bedroom apartments) all designed with high pitched rooflines, built higher than any other houses in the adjoining streetscape. The overall height of the front 3 double storey dwellings proposed to be built are extremely close to the actual street frontage of North Avalon Road, not set back in any way as existing 2 storey houses built in the street. This adds to the sheer bulk and scale of the development and would be more suited to Warriewood Valley than in residential North Avalon.

A significant number of tall advanced trees are to be removed which will not only have a huge impact on the overall streetscape appearance, but to the local habitat of a wide variety of native birds and native wildlife. As a result, these proposed

dwellings will not be screened out by the natural canopy of large gum tree branches that currently screen both front and back boundaries of the existing properties.

We feel this DA application does not comply or meet the stipulated requirements of the Housing for Seniors or People with a Disability, as it specifies there must be a Banking facility or Medical Practitioner within 400 metres walking distance from the proposed Seniors Development. There is definitely no Banking facility or General Practitioner located within the small local North Avalon Shops, or even a Chemist for that matter. The closest GP or Bank are located in the main Avalon Shopping precinct which is a walking distance of approximately 2km, well outside this stipulation. Elderly people attend Doctor's appointments on a regular basis, making this increased distance highly unsuitable for them to walk to their nearest GP and Banking facility. The local North Avalon Shops do not meet any of these requirements as stated for Medium Density Housing outcomes for Seniors or People with a Disability. The proposed development is also not within close walking distance to any local Community facilities.

Public Transport is accessed by only one Pedestrian Crossing on the corner of Catalina Crescent and North Avalon Road however, there is no Traffic Light Crossing or marked Pedestrian Crossing to access the Bus Stop on the western side of Barrenjoey Road. This Bus Stop also exceeds the 400 metre walking distance stipulation and poses a considerable safety risk as Barrenjoey Road is an extremely busy main road, particularly at this stretch of the road where dual lanes of traffic heading North merge into one single lane. Cars drive at speed along this road and the current use of a small Pedestrian Island in the middle of this narrow main road is completely inadequate. Cars have no obligation to stop or even slow down as you try to navigate crossing which makes this road highly dangerous. I have witnessed many people including children make the mad dash firstly across to the small middle island, then again over to the other side of this busy road dodging speeding cars. Crossing Barrenjoey Road can be extremely difficult and dangerous for most people, and near impossible for the elderly or disabled.

We are extremely worried that this is only just the beginning of continued over-development of our local North Avalon environment/community, as this is the third Seniors Housing Development to be built in North Avalon. This unique area of Avalon is a small, quiet, picturesque haven enjoyed by international holiday makers, tourists and local residents.

In consideration to all of the above concerns we are strongly opposed to this proposed development and feel that it will completely destroy the charm and character of our beautiful area, and set a precedent for future approvals.

Regards

J. Bulgin