
Sent: 10/11/2020 3:50:39 PM
Subject: Online Submission

10/11/2020

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

We have lived in Bareena Road, North Avalon for over 40 years and have experienced the somewhat inevitable increase in population pressure in the area over that time, plus increased traffic and over-parking in the local streets. Also, almost every day we hear the sound of chainsaws in our otherwise peaceful valley, as trees come down and the local climate (and wildlife) suffers as a result.

Consequently, our objections to the proposed development at 27-29 North Avalon Road are detailed below :-

*The bulk, height and scale of this development and the extent of the hard surface area. This is a medium density development in an otherwise low density designated area.

*The proposed development is out of character with this quiet bushland street and the Avalon area in general and would negatively effect the amenity of the area for surrounding residents, due to increasing the number of residents & traffic in the area and destroying the beautiful existing tree cover and having a negative impact on local wildlife.

*This DA application does not appear to comply with the requirements of "Housing for Seniors or People with a Disability" where it specifies there must be a Banking facility and Medical Practitioner within 400 metres walking distance from a proposed Seniors Development. There is no Banking facility nor GP located at the small local North Avalon Shops, nor a Chemist for that matter. The closest GP or Bank is located in the main Avalon Shopping precinct, a walking distance of approximately 2km, well outside this stipulation.

*As you may know, there are already 2 seniors living facilities located close to the proposed development site, at 7 North Avalon Road and 4 Binburra Road. The application for a third development consisting of 10 dwellings appears to conflict with the intention of the Avalon Beach Development Control Plan to minimise the cumulative impact of seniors housing developments.

*Council publications also emphasise maintaining the green, tree dominated environment of the area. The current application provides for the removal of some fifty (50) existing trees, substantially changing the leafy appearance of the neighbourhood.

*The proposed clustering of Seniors housing within this low density housing zone will fundamentally alter the character of the neighbourhood.

*Importantly, it does not meet SEPP 55 criteria.

For all of the above reasons, plus those found in the other submissions, we respectfully call upon you to reject this application.

Yours faithfully, Brad.Goulding and Lyn Bradley, 27 Bareena Road, Avalon