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

DA2019/1260: 27-29 North Avalon Road.

We feel strongly that DA2019/1260 application DOES NOT comply or even meet numerous stipulated requirements of the Housing for Seniors or People with a Disability.

We love living in North Avalon and could never have imagined we could be living opposite a Seniors Housing Development, let alone a development of this size and magnitude, completely out of character for our area, being built in our quiet family-friendly residential street, replacing TWO single detached houses on TWO residential blocks!

**\*VISUAL APPEARANCE-**

The sheer bulk, size, scale and height of this development is completely inappropriate and out of character for this beautiful quiet enclave, with the site situated deep within a low-rise density residential area.

The development consists of what is in reality 5x2 storey HOUSES (10 self-contained apartments) proposed to be built on two blocks, with 3x2 storey dwellings built closer to the actual street frontage setback than any other houses in the street, along with an additional 2x2 storey dwellings (housing 4x2 storey townhouses) built extremely close to the back adjoining boundaries.

Most of the houses in this area are set well back from the street, nestled amongst the trees with low or no fencing, with vegetation used extensively to delineate boundary lines.

This, coupled with extensive tree planting of canopy trees gives the locality a leafy character. This development maintains high pitched rooflines for the 5 individual dwellings, built high up above the treetops, higher than the surrounding rooflines.

The amended plans now have 4x2 storey townhouses located at the back of the site, all containing internal staircases accessing the upstairs bedrooms. This is extremely poor design and is definitely not suitable for seniors, let alone people with a disability.

**\*VISUAL AND ACOUSTIC PRIVACY-**

This huge development will directly and significantly affect the privacy of the many surrounding neighbouring properties, particularly with the destruction of almost all of the large established boundary trees, coupled with the proposed inadequate landscaping.

The construction of a high overhead walkway linking the front upstairs apartments will have residents walking back and forth high above ground level above the treetops, completely intruding on neighbour's privacy.

This development will definitely have an overwhelming impact on the adjoining properties.

**\*LANDSCAPING-**

The revised Landscaping Plan states that they will "try to maintain" as many of the front

boundary trees as they can, many of which are council reserve trees. However, this is not the case as the amended plans intend to cut down many of these significantly large, beautiful native canopy trees on this council reserve. These amended plans maintain only a small number of existing trees on the OVERALL site, with the plans proposing to cut down 46 trees in total. The replacement planting DOES NOT provide adequate balance to provide any relief of the scale of this development. It will take well over 50 years before the saplings that are to be planted resemble anything like the established trees they are removing.

This loss of vegetation and habitat will be EXTENSIVE and impact upon the landscape character of tall canopy trees consistently evident throughout Avalon.

Therefore retention of all of these existing native trees is essential and they must be VALUED and PROTECTED. The natural environment of Pittwater must be maintained and enhanced. This proposed development overwhelmingly fails to value, protect, maintain or enhance our beautiful natural environment of North Avalon, which we find deeply concerning.

#### \*SENIORS HOUSING-

This will be the third over 55's Seniors Housing Development in our immediate local North Avalon area built in a short timeframe. However, the other two developments are located close to busy Barrenjoey Road and close to the local shops, with the "Drift" complex built extremely close to a significantly large block of units. These existing complexes were built to sit in amongst the streetscape and are in keeping with the surrounding character of North Avalon. Both Seniors Housing developments are located within the 400m stipulated walking distance to public transport, set down in the requirements, making them comply with the Guidelines for Seniors and People with a Disability.

This proposed development is NOT located within the stipulated 400m WALKING distance to public transport, a GP, banking facility or Community facilities making it completely unsuitable and NOT COMPLIANT with the Guidelines for Seniors and People with a Disability.

The developer SHOULD NOT BE GRANTED AN EXEMPTION to this specific stipulation!

This proposed development would therefore result in a clustering of medium density seniors housing, which would not be beneficial for the North Avalon community, and against local development guidelines.

#### \*SAFETY ISSUES-

This development adequately fails to demonstrate that SAFE pedestrian links can be provided from the site to the public transport links required to access these essential services.

This amended application again does not address ANY of the safety issues stated in regards to accessing Public Transport.

Crossing Barrenjoey Road in order to access public transport is extremely DANGEROUS making it completely unsuitable for seniors and people with a disability. Once you have taken your life into your own hands and actually manage to navigate safely across Barrenjoey Road, the footpath that accesses the western bus stop is not only less than 1.2m wide, it falls away sharply with over a sheer metre drop along this footpath, again placing people at risk and compromising the safety of these residents.

Barrenjoey Road contains a blind corner for vehicles travelling south past the bus stop and the pedestrian refuge, and there have been numerous occasions where the pedestrian refuge has been impacted by a vehicle.

This development is located at the very limits of the required distance to the bus stops, with the bus stop on the western side of Barrenjoey Road BEYOND the maximum distance, therefore the access to this bus stop is not at all SAFE or ADEQUATE and should be considered

unacceptable.

These significant safety issues have again NOT BEEN ADDRESSED!

**\*FOOTPATH-**

The amended plans state that a 1.5m footpath will be constructed from outside the front of the site along North Avalon Road down to Tasman Road. This will be achieved by cutting down 3 established banksia trees, and 3 bottlebrush trees currently located on the council reserve outside the properties of 21 and 23 North Avalon Road.

This proposed destruction is now creeping onto public spaces, not only destroying established native species, but habitats belonging to numerous native birds and animals. This is totally unacceptable!

This development does not provide compliant footpaths 1.5m in width continuing from the site all the way down to access Public Transport on Barrenjoey Road, as the current footpath from Tasman Road down North Avalon Road is only 1.2m in width, therefore NOT COMPLIANT with the stipulation set down in the Guidelines.

For a development specifically for seniors or people with a disability, the provision of SUITABLE, SAFE and ORDERLY pedestrian access is essential.

AGAIN this important safety issue has NOT BEEN ADDRESSED and the developer SHOULD NOT be granted an exemption to this stipulation!!

**\*TRAFFIC-**

The development will result in an increase in traffic in this narrow and quiet residential street due to an increase in dwellings from 2 to 10 and the provision of 22 additional parking spaces. Any increase in traffic in a street like this will be problematic, regardless of comments in the traffic survey paid for by the developer. North Avalon is already struggling with the high volume of traffic during both the morning and afternoon peak-periods!! Our infrastructure most definitely cannot cope with an additional 22 plus cars.

Again this issue has NOT BEEN ADDRESSED.

The amended plans now include the addition of underground parking for 22 cars, creating a huge underground concrete bunker similar to that found in a small shopping centre. Not to mention the hundreds of large trucks removing tons and tons of soil, followed by the huge number of concrete trucks etc, all contributing to increased traffic/noise and putting the safety of our children living in our quiet family-friendly neighbourhood at risk.

This huge underground cavern will not only negatively impact the existing root systems of the SMALL number of trees actually left remaining on the site, it will further place these trees under huge stress and at a high risk to their ongoing survival.

Therefore, this development places an UNACCEPTABLE impact on the environment.

**NOTHING HAS CHANGED!**

This developer continues to demonstrate not only a total disregard and lack of understanding for the overall aesthetic and character of our neighbourhood and surrounding streetscape, but for us, the local residents.

The rhythm and pattern of the development in the street is completely incompatible with the desired character of the streetscape and local area, with the number of massed two storey dwellings totally dominating this site. This is a massive OVER-DEVELOPMENT of the site in this quiet low-rise residential area.

This is a MEDIUM DENSITY development that is far more suitable for areas specifically zoned

for Medium Density Housing, and definitely not in this R2 zoned low-rise residential area.

My family are strongly opposed to this development, and feel the amended plans DO NOT address ANY of our previous concerns and objections, or the numerous concerns raised by the many local residents.

We feel that this site SHOULD NOT be considered to be suitable for the development, given its location within an area which renders the development to be inconsistent with its desired future character. If this application is approved it will result in a development which will create an undesirable PRECEDENT that would undermine the character of the broader locality and be contrary to the expectations of the local community, and NOT BE IN OUR COMMUNITY INTEREST!!

This unique and special area that we all love MUST BE PROTECTED at all cost!  
We strongly agree with Councils rejection of this development and PLEAD with the Land and Environment Court to outrightly reject this application.

Regards

Jake Bulgin and Madeleine Chard