
Sent: 7/02/2020 4:16:18 PM
Subject: Submission - DA2019/1260, 27-29 North Avalon Road, Avalon Beach
Attachments: Submission - DA2019-1260.pdf;

Hi,

Please find attached submission in relation to the above application.

I couldn't lodge the application through the portal, but I understand submissions are still open.

I'd be grateful if you could confirm acceptance of the submission.

Kind regards
Phil

Phil Jones
Principal Planner



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striving for balance between economic, social and environmental ideals...

Submission – DA2019/1260, 27-29 North Avalon Road, Avalon Beach

As with the other submissions from the North Avalon community, I strongly OBJECT to the proposed development of medium density housing at 27-29 North Avalon Road.

This site is well within the low density core of North Avalon, and the proposal is totally inconsistent with the character of the surrounding neighbourhood.

In this regard, the proposal is inconsistent with the zone objectives under the Pittwater LEP, which focus on providing *‘for the housing needs of the community within a low density residential environment’*.

Further, the proposal is inconsistent with the current and future desired character of North Avalon under the Pittwater DCP, which provides:

“The locality will remain primarily a low-density residential area with dwelling houses a maximum of two storeys in any one place in a landscaped setting, integrated with the landform and landscape.”

“Any medium density housing will be located within and around commercial centres, public transport and community facilities. Retail, commercial, community and recreational facilities will serve the community.”

The recently constructed ‘Drift’ apartments on Barrenjoey Road could be argued to be compatible with this desired character, as they are immediately adjacent to an arterial road, bus stops and the North Avalon shops.

However, the development of 10 medium density apartments well within the low density core, in an area surrounded by detached low density homes, is totally incompatible with these key objectives for North Avalon.

The proposal also appears to be non-compliant with a number of development standards in the LEP and DCP, and even with the Seniors Living SEPP on which the proposal relies to get its foot in the door.

I haven’t reviewed these in detail, but the proposal appears to be non-compliant with:

- the maximum distance to bus stops in the Seniors Living SEPP;
- the building height standards (1 storey limit in rear 25%) in the Seniors Living SEPP;
- the building height standards in the LEP;
- the front building line controls in the DCP (the established building line could be argued to be the average of the neighbouring properties, excluding the garages/carports);
- the side setback controls in the DCP;
- the landscape area requirements under the DCP; and
- the solar access requirements (for some apartments) under the Seniors Living SEPP.

These non-compliances highlight the fact that the site is not suitable for the proposed development.

If this development is allowed to proceed, there is little to stop the same thing happening on a large number of sites in the North Avalon locality (through combining lots). Before long, the whole area is changed from low density to medium density, and the character of the place is destroyed.

Other reasons why this proposal should be refused include:

- Traffic – the intersection of North Avalon Road and Barrenjoey Road is already failing at peak periods. A north turn from North Avalon Road is almost impossible (and dangerous) at peak times. These peaks don't always correlate to traditional traffic peaks – eg. they can occur during peak beach weather;
- Traffic Safety – my family has unfortunately had personal experience here when my son was hit by a car in one of these peak periods while riding his bike on North Avalon Road, sustaining serious head injuries;
- Visual and Amenity – the development will no doubt have significant visual impacts on the immediate neighbours, all of which are low density residential properties;
- Biodiversity – I understand the development requires significant tree removal. The loss of further trees in our leafy suburban neighbourhood is unacceptable; and
- Precedence Impacts – as above, allowing this development in the low density core would likely be 'the thin edge of the wedge', and a catalyst for further inappropriate medium density development in our locality.

This site is the wrong place for medium density development, and the development it is not in the public interest.

Thank you

Phil Jones
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