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Subject: Online submission.

07/01/20

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34 North Avalon Road,
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.

Today (7/1/20) we received the notification letter for the Proposed Development and construction of 10 Seniors Self Contained dwellings in our street. This is the first correspondence we have received from the council in regards to this significantly large scale development being built across the road from us, in a low rise density area. We find this hard to believe regarding a development of this scale, with submissions closing on 28 January, and are very surprised that there has been no discussions with the local residents regarding the impact it will have on our local, quiet residential street. We are concerned to discover that this is the same developer who has only recently completed another Seniors Housing Development "Drift" located just down the road from us in Binburra Road, however this new proposal is for an even bigger construction in an even quieter residential street within the North Avalon enclave. It looks to us that this developer is hoping to quietly push forward his application with minimal consultation within the local community.

We have also been advised that Renee Ezzy the listed contact person in regards to this DA is on leave until the beginning of February, which is actually after close of submissions. This makes it impossible to discuss our concerns with her and does not give the local residents/community significant time, particularly as it is throughout the peak holiday period with residents potentially away on holidays. In regards to this we seek at least a 2 week extension to the submission timeframe to allow extra time to discuss and identify our concerns.

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 the frontage of both existing properties.

Our family have lived in Avalon for almost 40 years and have currently lived in North Avalon Road for the past 10 years, moving from busier Tasman Road after living there for 10 years. One of the main reasons we moved to this part of North Avalon Road was because it was peaceful and much quieter than Tasman Road with significantly less traffic. This particular section of North Avalon Road between Tasman Rd and Marine Parade is a less busy part of North Avalon Rd, accessed only by residents residing in this section of road along with a small percentage of local residents from Watkins Road and Marine Parade. This is not a busy main road particularly the area north of Tasman Road, as the bulk of the traffic turns off beforehand, either into Catalina Crescent or Tasman Road to access North Avalon Beach, Barrenjoey High School or residents accessing the local streets where they reside. This proposed development will not only significantly increase the volume of traffic using the street day in and day out, noise levels will also increase destroying the peaceful nature that we now enjoy, thus directly impacting us, the residents.

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 second Seniors Housing Development to be built in North Avalon in a very short period of time. This unique area of Avalon is affectionately known as the "Golden Triangle" as it 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 opposed to the size and scale of this proposed development and feel that it will completely destroy the charm and character of our beautiful area.

Kind Regards

Cathy and Bruce Chard.