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**Sent:** 3/02/2020 11:20:40 AM

**Subject:** DA for Seniors Housing at 27-29 North Avalon Rd AVALON BEACH

I strongly object to this proposed development.  
Permitting this will set a very dangerous precedent for the character and ambience of the Avalon area.

The aims of seniors housing legislation (State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004) are stated as

(a) increase the supply and diversity of residences that meet the needs of seniors or people with a disability, and

(b) make efficient use of existing infrastructure and services, and

(c) be of good design.

This proposal is unnecessary because there already is a plentiful supply of local accommodation for seniors and people with a disability. There is no need to make more efficient use of infrastructure and services - these are already at capacity. It is further away than the permitted distance from public transport and there is no justification for the rule to be changed at the request of the developer. The design of the buildings is completely out of character with the surrounding area.

Approval of such a development is not consistent with good urban planning. The Avalon area is on a peninsula with limited traffic and public transport capacity, limitations recognised by the State Government's agreement with Northern Beaches Council to focus increased housing capacity on areas such as Dee Why and Frenchs Forest. The narrow and often traffic clogged Bilgola Bends cannot cope with increased population to the north.

The development may benefit the developer financially but it is not in the community interest.  
I urge you to refuse this development proposal.

Marita Macrae  
24 Catalina Crescent  
Avalon Beach

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0439 409 202