



## The Palm Beach & Whale Beach Association Inc.

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The Northern Beaches Local Housing Strategy Team  
Northern Beaches Council  
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### Northern Beaches Council Local Housing Strategy

The Palm Beach & Whale Beach Association Inc represents the residents and businesses of a particularly beautiful part of the Northern Beaches LGA and is welcomes the opportunity to put forward its views on the Draft Local Housing Strategy.

Pittwater is an extraordinary place, with world-class beaches, waterways and bushland, with vibrant villages which reflect a contemporary coastal lifestyle.

Given the geography and topography of Pittwater plus the fact that there is only one major road in and out, with limited public transport and with infrastructure already under pressure, the NSW Government's "one size fits all" policy is not appropriate for the peninsula.

Great care must be taken to ensure that housing strategies are respectful of the community and the environment (including tree canopy).

Generally the Council's Draft Strategy is well-thought through, logical and sensible – in particular the philosophy of concentrating increases in density around transport and services nodes. We also support the policies for criteria and siting of seniors' living, boarding houses and social and affordable housing (provided the latter two are properly monitored). The nature of those who live in these four categories, particularly limited mobility and limited financial resources, make it essential that these four types of accommodation are located within a short distance of services, amenities and transport.

We have a number of concerns about Avalon Beach Village which is our local shopping village: -

1. We believe strongly that preservation of the existing three-story height limitation for Avalon Beach Village should be explicitly included in the strategy, more particularly since there are statements in the Draft Strategy referring to a "norm" of a 4-6 story limitation for shop-top housing. There is also a disturbing implication in the statement that "the Avalon Place Plan is

currently under preparation and will have regard to the appropriateness of any density in this area". This could imply that the Avalon Place Plan will be subject to the provisions of the Housing Strategy, rather than the reverse.

2. The need to preserve local character and environment is extremely important – it is a critical factor in why visitors come from far and wide to enjoy the environment and the coastal village charm and why people live in the LGA to start with and why they want to go on living with that local character. That applies as much to the residents in the medium density areas as well as the lower density areas. Damage the local character and an area becomes just another dormitory suburb.
3. Avalon Beach Village is a small village on a narrow peninsula – along the Avalon Parade/Central Avenue corridor, the peninsula is only about 1.5km wide from beach edge to beach edge. So a 1km circle based on the centre of the Village includes most of the suburb. Included in the edges of that circle is steep topography which would be unsuitable for medium-density housing. In other words, for a small village centre like Avalon Beach, the 1km suggested radius for the denser types of housing is too large. Added to that is the point that walking from the edges of that circle to the transport hub or the amenities would be too difficult for senior citizens and those with physical disabilities. The circle should have a radius of 400 metres in accordance with traditional urban housing concepts as quoted in the Strategy. (These comments apply with equal force to Newport Village).
4. It is understood that the Council's practice is not to include Granny Flats/secondary dwellings as separate complete housing units but to aggregate them in groups of four to calculate the number of housing units in the LGA. If this is correct, it would suggest that the figures for the undersupply of housing by 2036 may be overstated. A Granny Flat or secondary dwelling should be counted as a separate complete dwelling because the residents in them use infrastructure, parking, garbage removal, sewerage and water, electricity, roads and footpaths the same as every other resident does.
5. Parking is in critical shortage in most parts of the LGA. Hence the provision of adequate off-street parking in all new developments is essential, whether they be single dwellings or multi-floor apartments. No new developments, especially granny flats/secondary dwellings, should be allowed without such provision onsite.
6. Spot-zoning is an objectionable practice – its impact on an existing neighbourhood changes the nature of that neighbourhood and is unfair to the existing residents of that neighbourhood. It should only be contemplated where there is a clearly demonstrated public benefit and there should be no need for it under the planning protocols set out in the Draft Strategy.
7. The E4/R5 zoning for Palm Beach and Whale Beach should be explicitly confirmed (subject to any minor adjustments to reconcile the conditions of this zoning between the former Council areas) - at present this is left as a blank space on page 136.
8. It needs to be remembered that both Avalon and Newport have only one main access road in and out and the Barrenjoey Peninsula is effectively a dead end. Neither of them is an employment hub and neither is a transport hub.

The residents of the northern end of the peninsula highly value the preservation of its character and environment, including the local villages. We appreciate the emphasis given to these qualities in the

Draft Local Housing Strategy and look forward to this emphasis being reinforced in the final version.  
We welcome the opportunity to put forward our views on the Draft Strategy.

A/Prof Richard West AM

President

Palm Beach & Whale Beach Association, Inc.