
Sent: 7/12/2020 11:04:37 PM
Subject: DA2020/0008 3 CENTRAL ROAD, AVALON BEACH

Dear Carly,

Thank you for your letter dated December 2 relating to the Northern Beaches Local Planning Panel undertaking a site visit and considering the modified proposal for development of 3 Central Road, Avalon Beach.

I have read the Development Application Assessment report, downloaded from the Council website.

I would be pleased if you make my further written submission as set out below available to the Local Planning Panel as offered within your letter.

Regards
Geoff Tye

As offered I seek to have the following "Further Written Submission" consider by the Local Planning Panel in assessing the revised DA relating to 3 Central Road, AVALON BEACH.

I have read the latest Development Application Assessment Report by Renee Ezzy from Northern Beaches Council. I am surprised and dismayed that objections raised by 19 community members/residents are summarised and listed as 10 matters, commencing on page 7 of the 69 page document, and then summarily dismissed as not being an issue. I understand there are still breaches of Planning rules but these are also accepted with the result that the development is "supported" by the author representing council I presume.

Of these I regard the following as being of significant impact (negative) to the community and its local residents.

- Additional vehicle access/traffic in Patterson Lane. This matter whilst stated as being acceptable to Council's Traffic Engineer I believe this will create a very dangerous situation, for the following reasons. Patterson lane is a very narrow (one vehicle width) lane which is utilised by a significant amount of foot traffic including unaccompanied children making their way to and from school, in addition to children on bikes, skateboards, as well as mothers with children including in prams. It should be noted that the brand expanded and new children's playground is accessed via Patterson Lane and/or Dunbar Park. There are others using the lane as a training incline with multiple repetitions. The notion that a 1.5 meter footpath on the side of the laneway will take all this traffic off the laneway is significantly flawed. Kids will be kids and riding bikes, skateboards and walking in groups will still occur. Mix that with an additional eight vehicles using the laneway and we have a potentially very dangerous situation. Within Council's traffic report an assumption is made that only four vehicles from 3 Central Road Development will access the laneway during peak times and therefore this will not be an issue, despite there being eight vehicles housed in 3 Central Road and the occupants of the development being either elderly and/or disabled who would generally rely upon vehicular transport more so than other members of the community for obvious reasons. I urge Council and the Local Assessment Panel to very carefully assess this escalated

dangerous situation as it could have tragic consequences.

- Traffic and parking in Central Road. Maria Regina Primary School at 42 Central Ave is immediately opposite/adjacent to both Patterson Lane and 3 Central Road. This part of Central Road which is a narrow road at best is significantly congested during school arrivals and departures, as well as buses for excursions etc. By virtue of eliminating six parking places out of the revised development plan, parking for these vehicles will necessarily be in Central Road thereby creating additional congestion in this area of the school. Additionally the development at 3 Central Road has no provision for visitor parking which I understood was a requirement of new developments. Again this would mean visitors to 3 Central Road would necessarily be parking in Central Road or illegally parking in designated visitors spaces of both 693 and 691 Barrenjoey which are accessible from Patterson Lane. These issues all get back to the primary matter of this development proposal is accommodating excessive apartments (7) rather than five similar to three of the adjacent existing blocks at 5 Central Road, 693 and 691 Barrenjoey Road, all of which have similar land area. The revised proposal represents an overdevelopment off the block which is supported by breaches of height and size conditions, but somehow acceptable within the revised assessment report.
- Exit from Patterson Lane in a vehicle. I would suggest that on the site visit of the Local Planning Panel that they experience first hand driving their vehicle from the bottom of Patterson Lane (particularly during busy school times) to understand how difficult it is to see a clear break in traffic as a result of Patterson Lane being on a bend in the road and also parking spaces marked on either side of Patterson Lane in close proximity. It should be noted that 3 Central Road currently and historically has the only access point to the roadway via Central Avenue which for a range of reasons should continue to be the case for the new proposed development in order not to create new and dangerous situations.
- Finally, the removal of sixteen designated trees some of which are not within the footprint of the building represents an environmental issue in addition to protecting the privacy, views and protection of western sun, of the existing neighbours.

Sincerely
Geoff Tye