
Sent: 26/06/2020 4:49:51 PM

Subject: Development Application 2020/0008 3 Central Road Avalon Beach

For the attention of Claire Ryan, nominated Council contact officer for the development application for 3 Central Road, Avalon Beach DA 2020/0008 re New - Demolition works and construction of a seniors housing development.

I have submitted a response within the allowable period (June 10) in respect of the revised development application and commented that in order to comment with accuracy on the revised da, it would be necessary for Council to publish more detail on the revision of the da. A single diagram of the development is insufficient to fully appreciate the impact on our community.

Despite this request for more information and leaving phone messages with the Council phone centre for Ms Ryan to respond to my calls, no calls were returned and no further information was published. I therefore offer the following comments on the basis of limited revised development information.

As indicated in my submission on the website on June 10, from the information available on the website, this development still breached many of the provisions for this development as outlined by many respondents and acknowledge within the revised information and rely on council providing exemptions on the basis of little and dubious reasoning for exemption.

From my perspective most of the points I have already made in my detailed response of February 8, 2020 remain valid. In summary these are;

1. The development still contravenes the State Environment Planning Policy (Housing for Seniors or People with a Disability) in relation to building height and building size, with will shade and overlook several neighbouring properties. It remains my view that all requests for exemption to the planning Policy for SEPP should be rejected and the developer made to comply in the interests of all parties including the Avalon Community and in particular local residents. There are good reasons for compliance with State Environment Planning Policy and this development has made no strong case for any exemptions to be made. In broad terms the development proposed 7 dwellings where all neighbouring properties on similar blocks contain 5 dwellings (691 and 693 Barrenjoey plus 5 Central Rd) and in one case only 3 dwellings (695 Barrenjoey). This discrepancy is a strong indication that the size of this development is inappropriate for the site and will have a very negative impact on neighbouring properties and the community in general.
2. The development application retains the plan to utilise Patterson Lane to access the buildings parking, notwithstanding the reduction of number of car places. For all of the reasons set out in many of the submissions, the increased traffic on Patterson lane due to this development will produce a significant safety hazard to the local community many of who including school children, mothers with prams who use the laneway as a shortcut to Dunbar Park (including children's play area) and Avalon village. Additionally the block currently has car access from Central Road which should remain as the vehicle access point to this development. The Central Road access could easily be achieved in a revised plan which is sympathetic to the local community and surrounding residences by reducing the size to 5 residences.
3. The development revision by eliminating many of the on site parking places, and the non provision of any on site visitors parking places will mean a significant increase in parking

requirements in Central Rd which will negatively impact all local residents, the school which already has significant parking and traffic requirements in addition to the church at 7 Central Road.

4. The revised proposal of a footpath which I understand is partial based on private land is a desperate attempt to quell the objection to the use of Patterson Lane by 3 Central Road but is suboptimal in that;
 1. There is insufficient area to accommodate a sufficient pathway,
 2. Pedestrians particularly kids on bikes and skateboards will still use the lane way which is single lane, as they do presently,
 3. The increased traffic will create a dangerous situation for the local community,
 4. The increased use of Patterson Lane, a very skinny single laneway with no verge by senior drivers from 3 Central Ave development may significantly increase the risk of accidents occurring.
5. My previous submission details from February 8 in relation to excessive tree removal, over-height plus shadowing, over-viewing remain valid.

As previously stated I don't believe we (represented by Council) should be allowing or making exception for developers to stretch the boundaries in the size of development nor flout the planning standards in order that they eke out a maximum profit to the detriment of our suburb and residents and the community generally.

Geoff Tye