

Memo

To: Northern Beaches Local Planning Panel
Cc: Lashta Haidari, Acting Manager Development Assessment
From: Renee Ezzy, Principal Planner
Date: 9 December 2020
Subject: DA2020/0008 – 3 Central Road, Avalaon

**Record
Number**

Dear Panel,

The following is an addendum to the original assessment report to address the deferred commencement conditions listed in the assessment report.

Deferred Commencement Condition 2

An amended plan (attached) has been provided by the Architect to incorporate the requirements of Deferred Commencement Condition 2. The plan provides a widened driveway entry ramp to 5.5M, splay for pedestrian sight lines and extends the dead end aisle adjacent to carspace 3 to 1M to comply with AS2890.1.

Deferred Commencement Condition 3

The requirements contained within Deferred Commencement Condition 3 may be incorporated into Condition 70 to read as follows:

70. Pedestrian Signal Phasing - installation

The applicant is to engage with Roads and Maritime Services (RMS) regarding the inclusion of a pedestrian phase on the east leg of the signals at Barrenjoey Road and Central Road.

The applicant is to submit to Council, for concurrence, evidence of correspondence with RMS detailing the initial discussions relating to the inclusion of the pedestrian phase. The applicant shall be required to undertake any upgrades to the Traffic Signals as per any stamped RMS plans relating to the Traffic Signals.

All costs associated with any upgrade shall be borne by the applicant. The works shall be undertaken prior to the issue of any Occupation Certificate, to the satisfaction of RMS.

Reason: To ensure safe connectivity for the Seniors and Mobility impaired when accessing the Bus Stop on the east side of Barrenjoey Road (DACTRFPOC1)

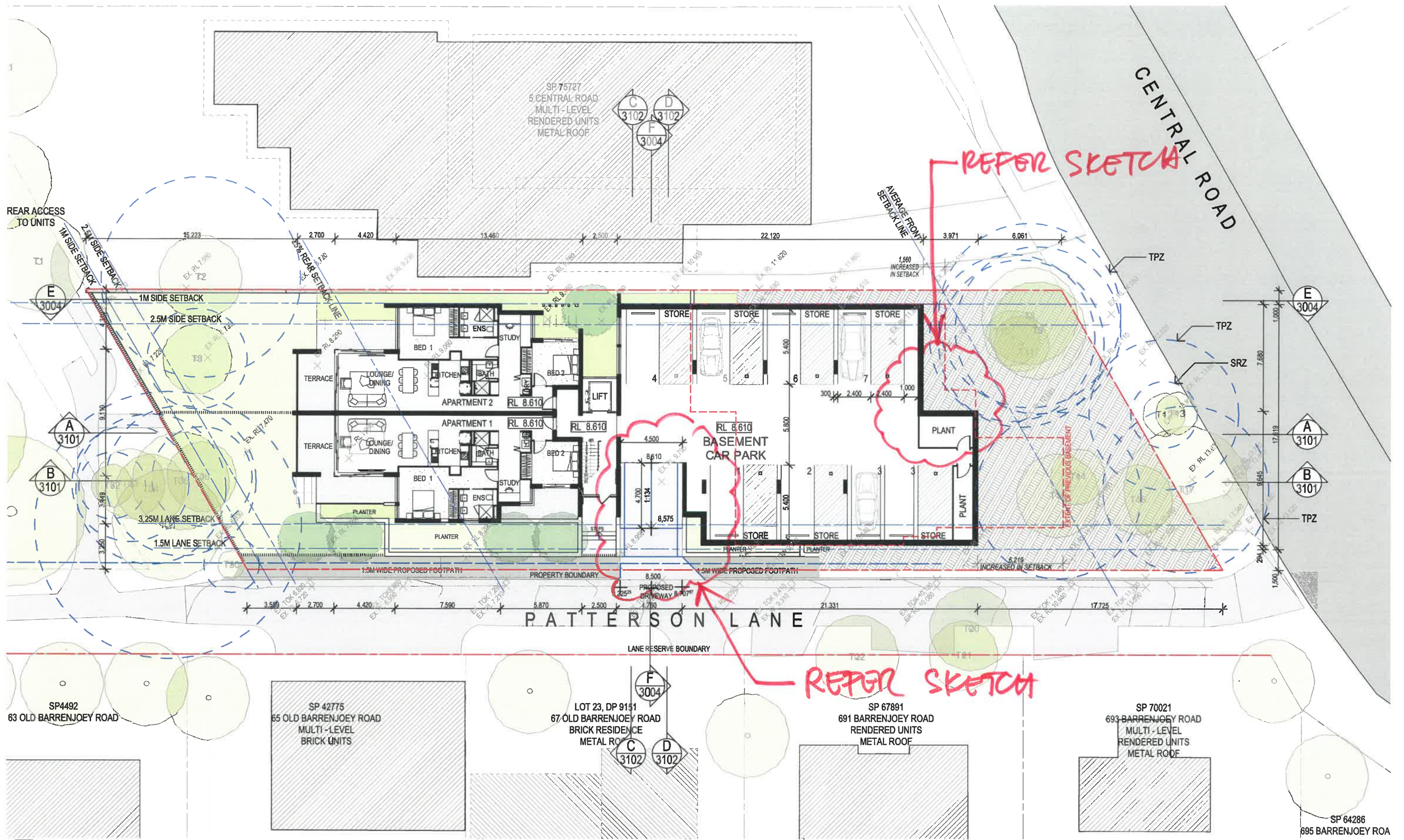
Submission from Krantz received 8 December 2020

A submission was sent to the panel on 8 December which raises issues relating to the proposed development. The issues are addressed as listed in the submission:

1. *FSR*
This issue is addressed in the assessment report. FSR under SEPP HSPD is not a development standard and therefore a Clause 4.6 variation is not required.
2. *Proposal dependent on land dedication to provide compliant footpath access*
The proposed dedication of land to provide a 1.5m wide footpath along Patterson Lane is not a requirement to enable the development to satisfy SEPP (HSPD). This path is being provided to address the requirements of P21 DCP and will provide greater public benefit connecting Central Road and Dunbar Park. The development of properties on the eastern side of Patterson Lane have failed to provide any provision for pedestrian access. This opportunity to provide a pathway is the only remaining option and is strongly supported by Council. The dedication of land will require up to 1.0m of land from the subject site.
3. *Impact on vegetation along Patterson Lane and visual impact*
The proposed tree removal has been thoroughly assessed by Council's Landscape Architect who is now satisfied with the extent of tree removal and replacement planting.

The amended proposal requires the removal of 9 trees within the Patterson Lane frontage. An additional three (3) substantial prescribed trees are retained with the amended proposal which relocated the bin storage area (refer to report under submissions). These trees are within the front setback of the site opposite No.693 Barrenjoey Road.

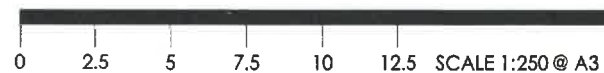
4. a. *Dimensions of the road widening strip.*
The dedication of land will require up to 1.0m of land from the subject site.
 - b. *As this development is completely dependent access from the Lane presumably it is to be dedicated free of charge?*
The dedication of land and construction of the footpath will be at the developers expense.
 - c. *Impact of patio setback to lane*
The setback of the 'patio' to Apartment 4 is more than 17m from the property at No. 693 Barrenjoey Road. The height of this patio is 1.1m from the finished road level at the northern most end.
5. *Does the carpark work and satisfy the SEPP?*
The carpark layout as amended to include a splay, wider driveway and 1.0m aisle width to space 3 has been reviewed by Council's Traffic Engineer as acceptable.



FLOOR PLAN - LOWER GROUND
SCALE 1:250 @ A3

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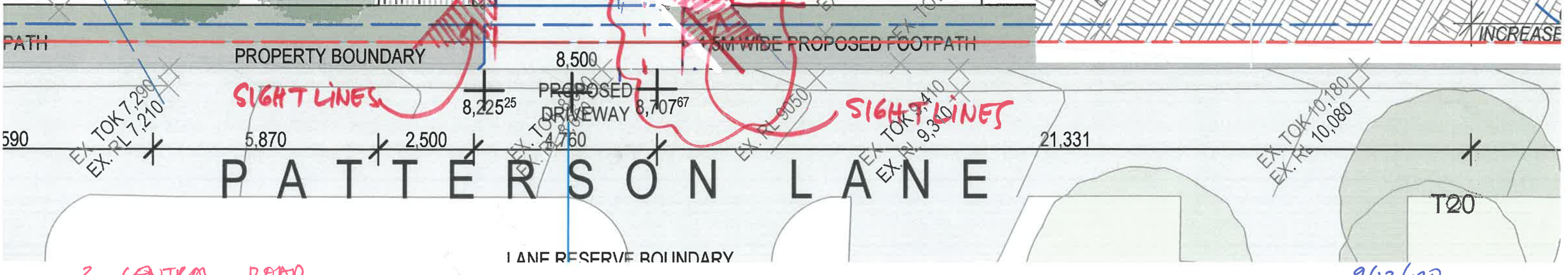
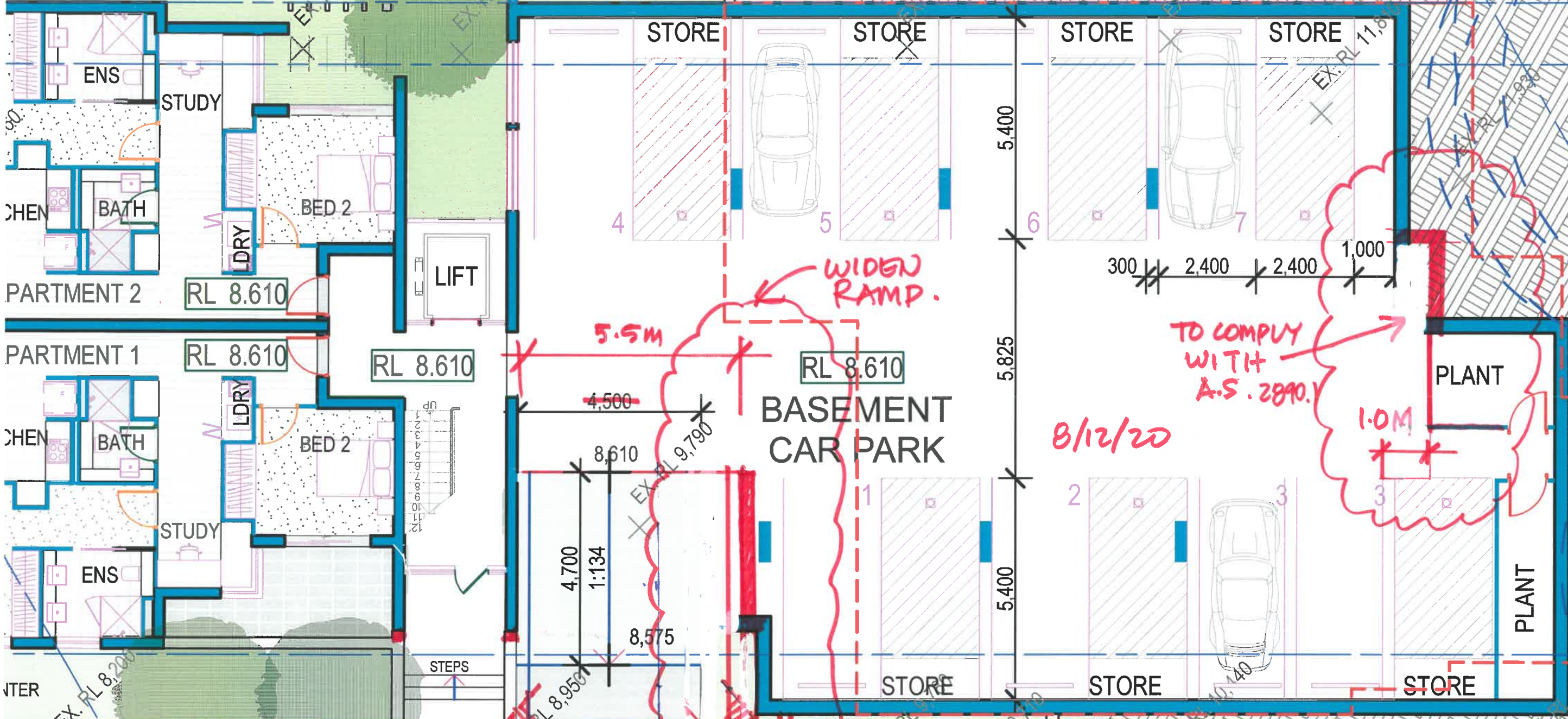
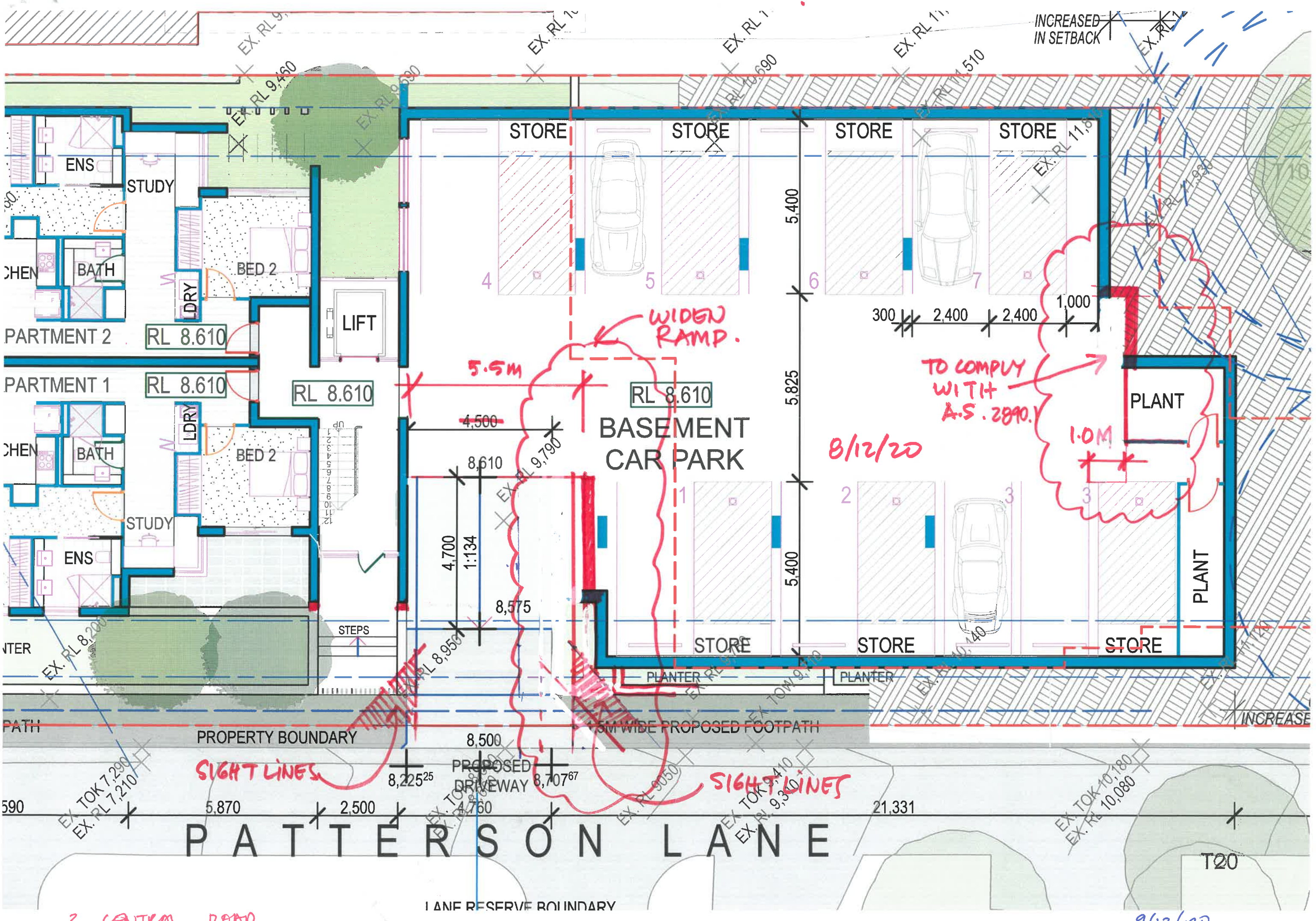


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Martin Temers NSW Reg No. 10093

ISSUE PURPOSE	Change Name	DATE	D.	C.	A.
C	DA AMENDMENT SUBMISSION	08/07/2020	KT	RM	RM
B	DA AMENDMENT SUBMISSION	29/05/2020	KT	RM	RM
SD					

3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE
FLOOR PLAN - LOWER GROUND
JOB No 5914
DWG No SD2007
ISSUE C

9/12/20



WIDEN RAMP.

TO COMPLY WITH A.S. 2890.1

8/12/20

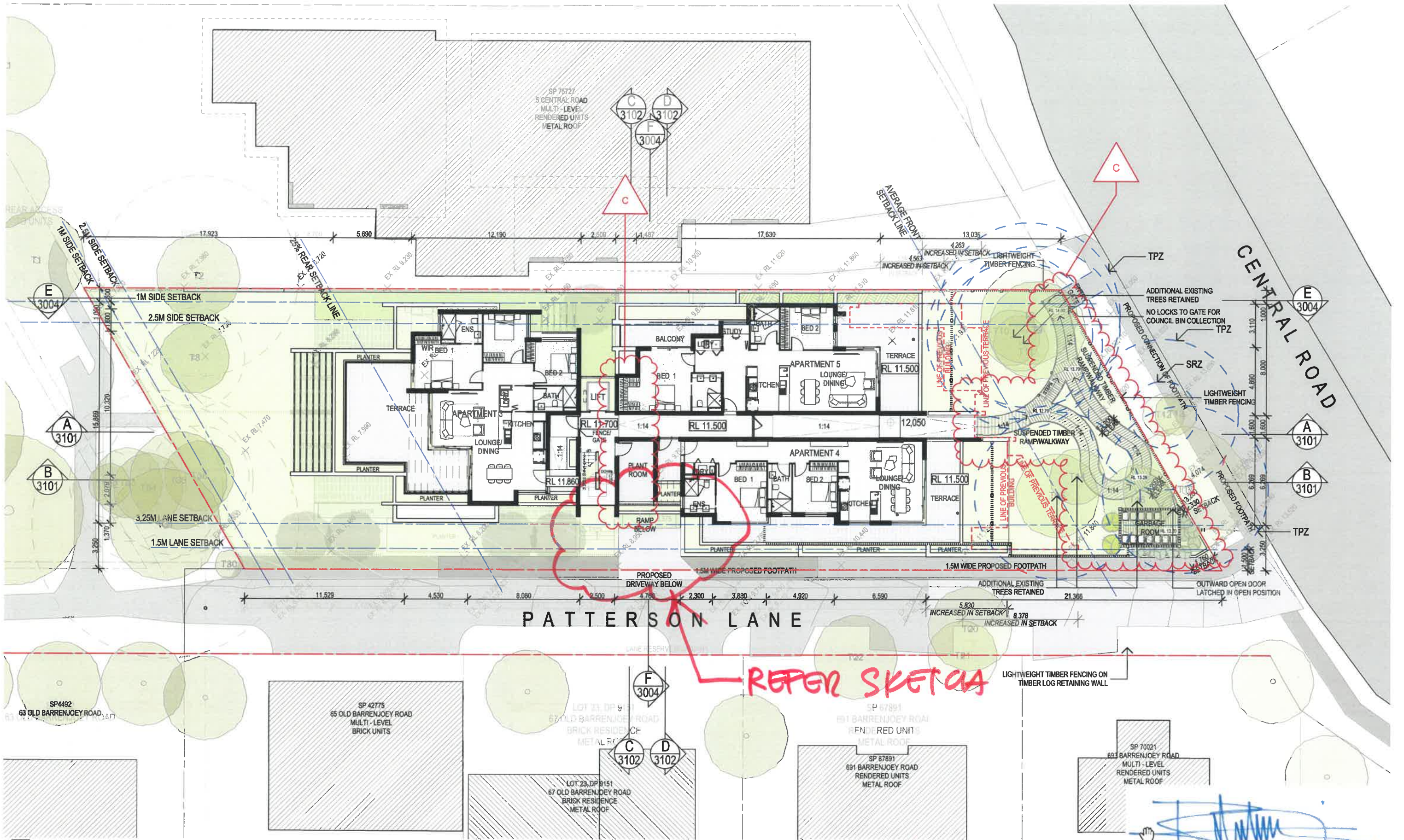
1.0M

SIGHT LINES

SIGHT LINES

3 LANE ROAD

9/12/20



FLOOR PLAN - GROUND FLOOR
SCALE 1:250 @ A3

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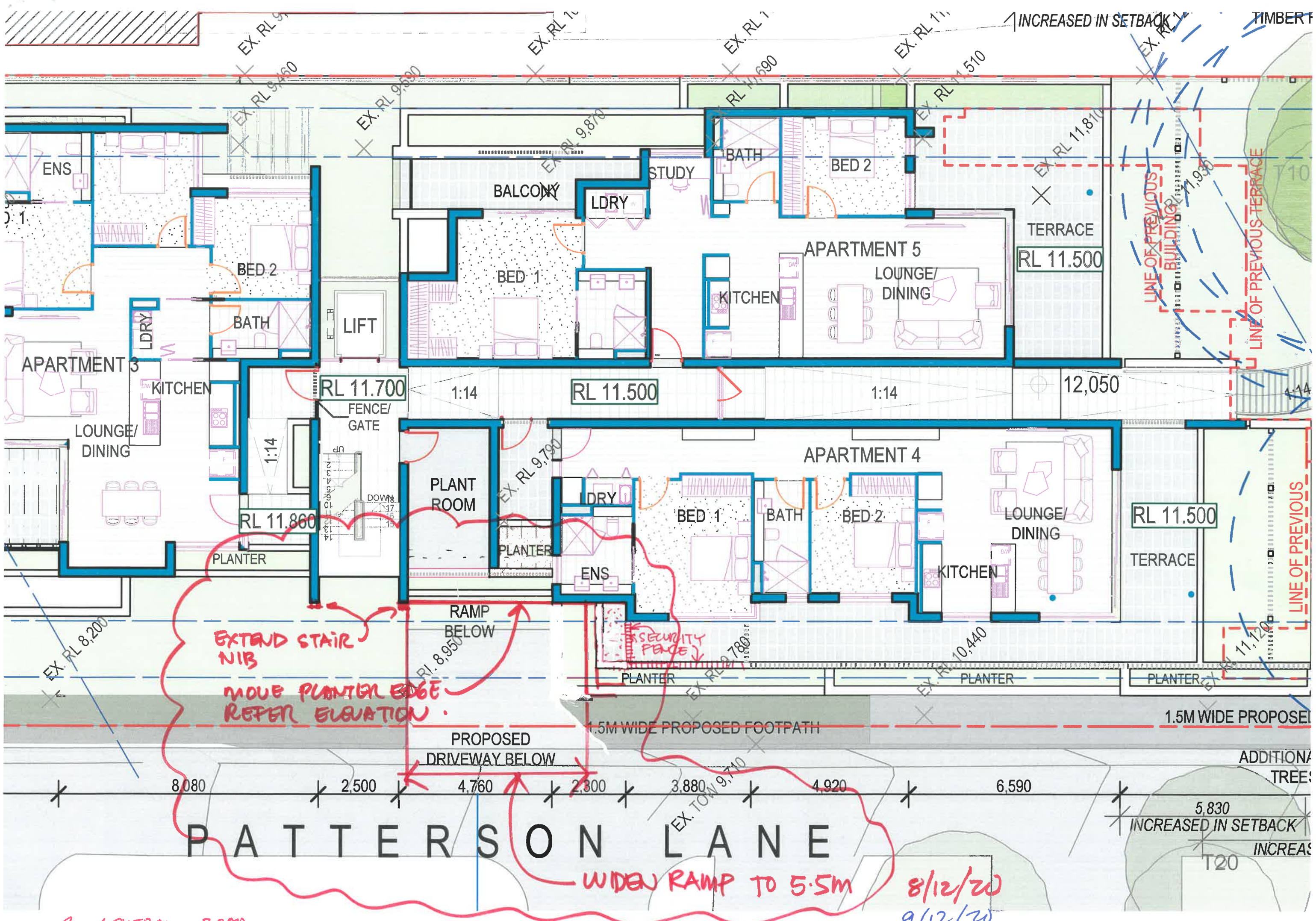
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REFER SKETCH A

9/12/20

ISSUE	PURPOSE	Change Name	DATE	D.	C.	A.
C	DA AMENDMENT SUBMISSION	GARBAGE ROOM RELOCATED AND REPLACED WITH PLANT ROOM, ENTRY RAMP AND GATE REWORKED, APT 5 & 7 BEDROOM ALTERED	08/07/2020	KT	RM	RM
SD						

3 CENTRAL ROAD		
3 CENTRAL ROAD, AVALON BEACH		
CLIENT - AVALON CENTRAL PTY LTD		
TITLE		
FLOOR PLAN - GROUND FLOOR		
JOB No	DWG No	ISSUE
5914	SD2008	C



PATTERSON LANE

EXTEND STAIR NIB
MOVE PLANTER EDGE REFER ELEVATION

WIDEN RAMP TO 5.5m
 8/12/20
 9/12/20

3 CENTRAL ROAD

8,080 2,500 4,760 2,300 3,880 4,920 6,590 5,830

PROPOSED DRIVEWAY BELOW
 1.5M WIDE PROPOSED FOOTPATH

1.5M WIDE PROPOSED

APARTMENT 3
 ENS, LDRY, BATH, KITCHEN, LOUNGE/DINING

APARTMENT 4
 PLANT ROOM, PLANTER, DRY, BED 1, BATH, BED 2, LOUNGE/DINING, KITCHEN, ENS

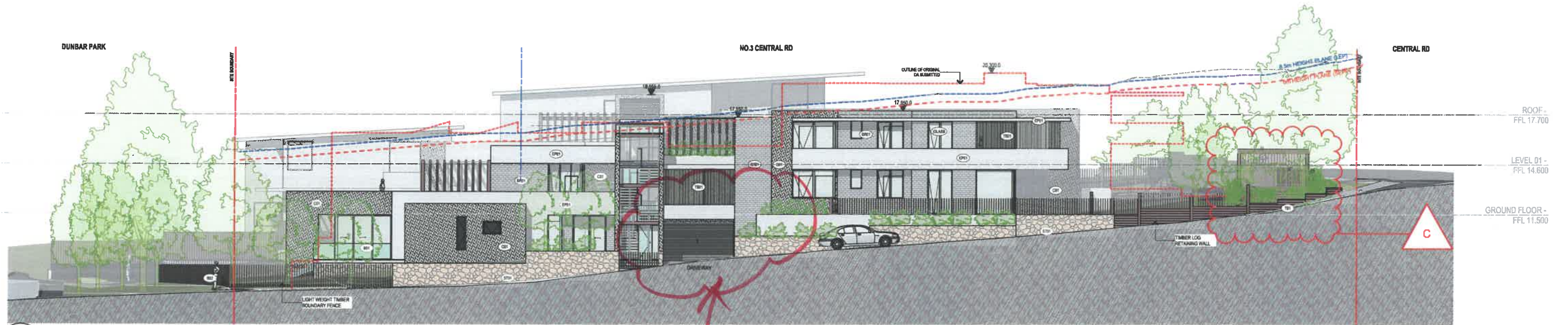
APARTMENT 5
 BALCONY, LDRY, STUDY, BATH, BED 2, KITCHEN, LOUNGE/DINING, TERRACE

LIFT

ELEVATIONS: RL 11.700, RL 11.500, RL 11.800, RL 11.500, RL 11.500, RL 11.810, RL 11.930, RL 11.500, RL 11.500, RL 11.200, EX. RL 9,460, EX. RL 9,530, EX. RL 9,870, EX. RL 10,690, EX. RL 11,510, EX. RL 8,200, EX. RL 9,790, EX. RL 8,950, EX. RL 9,710, EX. RL 10,440, EX. TOW 9,710

SETBACKS: INCREASED IN SETBACK, LINE OF PREVIOUS BUILDING, LINE OF PREVIOUS TERRACE

OTHER: FENCE/GATE, RAMP BELOW, SECURITY FENCE, PLANTER, DOWN, 1:14, 12,050, 11,120, ADDITIONAL TREE, INCREASED IN SETBACK



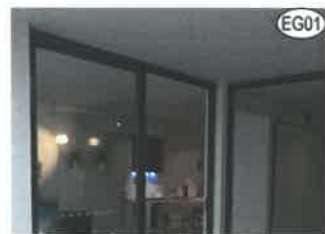
1 STREET ELEVATION - PATTERSON LANE
SCALE 1:250 @ A3

REFER SKETCH



2 STREET ELEVATION - NO.5 CENTRAL ROAD
SCALE 1:250 @ A3

9/12/20



CLEAR GLAZING



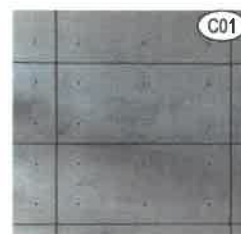
GLASS LOUVRES



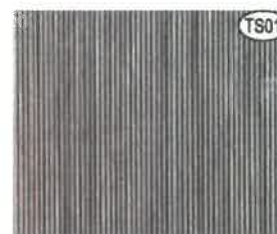
FACE BRICK - WHITE



PAINT COLOUR



OFF FORM CONCRETE



TIMBER PRIVACY SCREEN



DRY PACK STONE WALL



GLASS BALUSTRADE



TIMBER FENCING

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C	DA AMENDMENT SUBMISSION	GARBAGE ROOM RELOCATED AND REPLACED WITH PLANT ROOM, ENTRY RAMP AND GATE REWORKED	08/07/2020	KT	RM	RM
ISSUE PURPOSE	Change Name	DATE	D.	C.	A.	JOB No
SD						5914

3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE
STREET ELEVATIONS
DWG No **SD3002**
ISSUE **C**



PATTERSON LANE ELEVATION

8/12/20
9/12/20

3 CENTRAL ROAD