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Subject: Online Submission

28/01/2020

MRS Jennifer Raine
56 / 56 - Avalon Central RD
Avalon NSW 2107
jenniraine4@gmail.com

RE: DA2020/0008 - 3 Central Road AVALON BEACH NSW 2107

Jennifer Raine
56 Central Rd Avalon 2107
28 January 2020
DA 2020/008 3 Central Road

To Town Planners Northern Beaches.

Please not my Concerns regarding this DA2020/008 for 3 Central Road :

Whilst I am not against a seniors development I have concerns about this particular site and the developments impact on surrounding residential neighbours opposite which are less than 15 Metres away and zoned E3 ENVIRONMENTAL Sensitive?

1. Visitor Parking needed

- a. Having lived in central road we are acutely aware of the shortage of visitor parking between Barrenjoey Rd and the Catholic Church.
- b. Site specific issues aggravated by school staff parking in off street parking in front of Catholic school.
- c. School pickup zone limits parking as well and causes bad congestion and drop off and pickup times
- d. Church parking restricts weekend parking.
- e. Onsite visitor parking on 3 Central is needed not optional.

2. Keep density to 6 x 2 Bedroom

- a. No need to exceed the FSR by over 200 square metres to get 8 units (other than the developers financial benefit)
- b. Please investigate 6 units and more visitor parking to lessen impact on surrounding residential amenities

3. Maintain the Height to recommended level or excavate

- a. Stay within the guidelines by adjusting to 6 units
- b. Stay within height by eliminating 2 units on lower side.

Thanks

Jennifer Raine
56 Central Road Avalon