

DAVID LYALL PSM ESM MM FAIB

**54 Trappers Way
AVALON BEACH
NSW 2107**

8 March 2022

**The General Manager
Northern Beaches Council
PO Box 82
MANLY NSW 1655 - council@northernbeaches.nsw.gov.au**

Attention – Kye Miles Planner

Re – DA 2021/2624 – 122 Riverview Road Avalon Beach

Dear Kye

As the owners and residents of 54 Trappers Way (124 Riverview Road) for the last sixty two (62) years we have watched with interest and been involved with the sub-division and intended premises of the adjoining block to the south of our property. The latest proposal (DA 2021/2624 is as we have already responded to Council is far superior to the early version which we assume was merely a token design to enable the sub-division. As previously stated – “No object, an excellent design for the site and location.”

It would appear that there may be a suggestion to relocate the double garage from the site shown to the area at the northern side of the block as shown in DA2017/1369 which would be extremely impracticable and contrary to accepted guidelines.

After over sixty (60) years in design and construction I would like to point out why I think the design of DA2021/2624 is far superior to that of DA2017/1369

Firstly in DA2017/1369 the space from the southern edge of the carport to the retaining wall opposite is far less than the recommended “seven (7) m minimum” for turning from a right angle parking area. As you are aware this is possibly the busiest section of Trappers Way and an accident or at least the backing and filling would be a major problem. The driveway as shown in DA2021/2624 is angled and has much more turning space with Trappers Way at this point being two car widths wide.

Further a few years ago the area north of the ironbark tree had a wash away that nearly took out the road. To ensure this did not happen again a “bund” 250mm (av) high by 300mm wide of reinforced concrete was constructed and if the design of DA2017/1369 was to go ahead part of this wall would have to be demolished and the entrance to the garage would require careful design for drainage. Such demolition would probably be vetoed by the Residents Association.

I would be more than happy to meet onsite and discuss these issues if you wish.

Yours Faithfully

David Lyall PSM ESM MM FAIB