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To: DA Submission Mailbox
Subject: Online Submission

10/06/2023

MR Laurie Bombardiere
PO Box 296 - 296 ST
Avalon Beach NSW 2107
[REDACTED]

RE: Mod2023/0276 - 29 North Avalon Road AVALON BEACH NSW 2107

The consultants engaged by Armada have obviously not spent much time monitoring peak time traffic in Nth Avalon / Tasman / Binburra / Catalina and Barrenjoey Rds. or they would not have come to the conclusion that pedestrian upgrades are not required. In their report the pedestrian issues are solved by using the Keoride service. What they fail to mention is the Keoride service is not wheelchair accessible unlike the 199 bus service on Barrenjoey Rd who do have wheelchair access. Maintaining the requirement for the upgraded footpaths etc: as outlined in Commissioner Hortons determination will at least allow residents with a walking frame / wheelchair to safely access the café, grocery store and 199 bus service. If the developer is truly committed to providing a benefit to the community as they claim, then they would have no hesitation in providing the necessary upgrades. You may also be aware the new NSW Government is undertaking a review of the current arrangements of Keoride and other bus services and there is no guarantee the government will continue providing this service in perpetuity. Unfortunately, the community will have this 10 unit development replacing two homes forever. Below is the statement on the Keoride Website:

Do you have accessible vehicles in your fleet?

No we currently don't have a wheelchair accessible vehicle available at this time.

How far will I need to walk to the vehicle?

The maximum distance you will need to walk will vary depending on the amount of demand from other passengers. Generally speaking you may be asked to walk 100 - 200 metres. However, it may be more or less than this and will never exceed 500 metres.

It is therefore quite possible other passengers requesting this service may choose to meet the Keoride at the shops in North Avalon Rd therefore the residents will be forced to make their way to the pick up point without the benefit of the required upgrades.

I cannot see anywhere in the Developers submission that Keoride has guaranteed to pick up passengers exclusively at 27-29 North Avalon Rd.

Based on this information and the fact that the Developer seems to be simply looking at their own interests without due regard to the community that will have to live with this inappropriate development, I believe this modification of the development consent should be rejected.