
Sent: 5/12/2020 6:04:53 PM
Subject: FW: Re Development Application for 3 Central Rd Avalon

To whom it may concern.

My wife and I have owned 5/691 Barrenjoey Road, Avalon since it was first built. Mrs. Humphreys kindly gave us a copy of her letter of objections (see below): we find ourselves in full agreement with her. She has made an honest and abundantly fair summary of the situation, whether it be in the area of the obviously potential danger to young children, the traffic congestion, the lift shaft (surely an eyesore for this beautiful street?), the trees, and the lack of provision for visitors' parking, with the obvious ramifications and potential for abuse, all of which is to be avoided at our time of life.

We are extremely concerned about this proposal.

Kind regards

Edward Coffey

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From: Susan Humphreys <susanh2@hotmail.com>
Date: 5 December 2020 at 1:27:40 pm AEDT
To: carly.sawyer@northernbeaches.nsw.gov.au
Subject: Re Development Application for 3 Central Rd Avalon

To whom it may concern

Firstly, I was unable to open the link and register my interest in the livestream meeting. I wish to again raise concerns I have re this development, I live at 4/691 Barrenjoey Rd, Avalon, and am proud of the area, the lack of development and general love the community has for its surroundings.

I have read every report on this application and formally lodge the following objections:

1. I cannot see any amendment to the size of the development to comply with council regulations on land/ size ratio. This development is too large for the block. The development is extremely close to 5 Central Rd, and will severely impact their privacy.
2. I cannot see any amendment to comply with council regulations for the height ratio. The ugly lift shaft protrudes above the height allowable, an eyesore for local residents.
3. I am most concerned about the impact of 7 new dwellings and the traffic and parking issues it will create in an already highly congested area, the school, the Church and the bus stop. I do hope site inspections are carried out around 3pm or 9am on a school day, and I note that the school may have already broken up before this meeting. On frequent occasions, Paterson Lane is blocked, by cars parked across the driveway, children crossing the road unassisted, parents walking, often with prams, children riding bikes and scooters, often with no road sense. The top of Paterson La has v poor visibility because of parked cars, it should have no stopping signs on either side of the lane.

I have read the traffic report, I cannot understand how this development can be supported, I

understand there is a proposed footpath, but children riding their bikes at great speed down Paterson Lane and increased car traffic is simply ill advised and one day there will be an accident.

3. There are seven residences with 1 car allocation each, and one with 2, any excess cars will be forced to park on Central Rd, narrow, and already parked out at busy times. I have witnessed the difficulty faced by buses and garbage trucks trying to navigate this already congested area... did the person writing the traffic report consult with transport NSW or their garbage truck drivers on this issue?

4. I cannot see any visitors car spaces on the plan, surely this is compulsory. I do not want to be policing our complex for illegal visitor parking in our spaces.

5. I vehemently oppose the removal or pruning of any trees on adjoining properties. I purchased my property largely because of the trees in Paterson Lane. They provide shade, beauty and privacy. There is no way any trucks can come down Paterson Lane without significant pruning of mature trees. Anyone who has required access down this lane will relate to this. As we love the trees, we work around them, no matter how inconvenient. This should not change, and I am concerned that developers will have no long term interest in their preservation. Who will police the pruning, a fine is just not sufficient to any irreversible damage that can be done with a chainsaw. We cannot afford to let this happen to Avalon. Access for trucks must be via Central Rd.

I strongly urge council to object to any development that does not meet council requirements, remain sympathetic to the native flora, and in keeping with the low size development of the area. Surely council regulations exist for this v reason!

In essence, this development is simply not suitable to this already congested area, in its size and impact on Central Rd and Paterson Lane, and to the beautiful mature trees that line Paterson Lane and the development site.

I remain happy to discuss any of these objections via phone or in person.

I thank you for taking the time to read through these objections.

Kind regards
Sue Humphreys

Sent from my iPad