
Sent: 21/02/2020 1:17:21 PM

Subject: Fwd: DA 2020/008 for 3 Central Road, Avalon Beach submission from owners 4/693 Barrenjoey Road Avalon

Dear Sir/Madam

Apparently after speaking to one of council staff today, it was brought to my attention that council never received this objection to the above DA 2020/008 for 3 Central Road, Avalon Beach

I am resending and would appreciate acknowledgement of its receipt and also an update on what the next stage of this proposal is. Once an objection is lodged is that person then kept up to date and aware of ongoing action in relation to the DA?

Thank you and look forward to hearing back

Kind regards

Margie Baulman & Iain Leeson Unit 4/693 Barrenjoey Road, Avalon Beach

Sent from my iPad

Begin forwarded message:

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> Dear Sir/Madam

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> As owners of Unit 4/693 Barrenjoey Road Avalon Beach (SP 70021) whose property and main access is at the rear of this building on the corner of Central Road and Patterson Lane, we are submitting our concerns for the proposed DA 2020/008 for 3 Central Road Avalon.

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> Our main areas of concern to this proposal are the following violations:

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> 1. The property appears to be 1 metre too high than recommended height

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> 2. The building envelope is exceeded by 18%

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> 3. No evidence of visitor parking in plans

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> 4. Proposed living/floor space exceeds 30%

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> 5. Proposed removal of Angophora Costata trees which we know to be a protected species. We are currently following up with the local Greens member Natalie Warren to bring this to their attention. We have heard of instances where a developer ignored the protection of these trees, subsequently had them removed and pay the fine.

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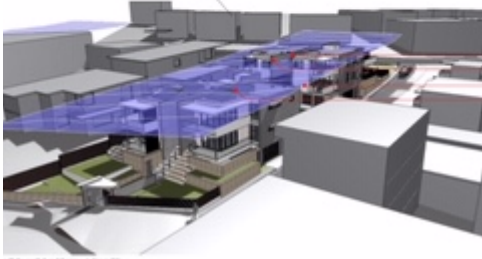
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VC PLANE DRONE - 30.0000



VC PLANE DRONE - 30.0000

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- > 6. The proposed building is extremely close to boundaries on both sides should be set back further from Central Road. This building will encroach on afternoon and early evening light to our western balcony - along with the removal of the Angophora and trees. A determining fact in our original purchase of this property was this leafy outlook and filtered afternoon sunlight which will all but disappear.
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- > Below are 2 images of our current outlook.





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> 7. The developer wants all car access via Patterson Lane - we find this to be a dangerous situation as Patterson Lane - as small as it is - carries a high level of pedestrian traffic of mostly children, bike and skateboard riders and young families with babies walking to access Dunbar Park and Avalon Village especially during peak school times. Existing car access from Units at 691 and 693 Barrenjoey Road and Units in 65 Old Barrenjoey Road solely use Patterson Lane to exit their buildings. Adding 2 extra driveways off Patterson Lane for up to 16 extra cars (2 per apartment) can be avoided by developer changing parking access to the front 3 Central Road under the building.
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> As per point 3 - we feel that 2 visitors car spaces should be added to this DA proposal to alleviate added congestion to parking on Central Road, which already has minimal and restricted time parking opposite Maria Regina Primary School and the bus stop opposite 5 Central Road .
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> The developer suggests that excess parking is available at Woolworths car park which is for consumers use, not residential parking.
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> Finally we would like to request an on site meeting with Council and for the developer to install height poles to show how the building will present before council considers this DA. We feel that 2 less proposed apartments (reducing from 8 to 6) would give the developer scope to keep the existing Angophora trees which as of todays date are in a very healthy and hardy state.
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> With kind regards
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